



Bernard Close Frinton-On-Sea, CO13 0TP

Situated in the ever popular 'Frietuna' development on a CORNER PLOT and with potential to extend S.T.P., Sheen's Estate Agents have the pleasure in offering for sale this well presented TWO BEDROOM SEMI-DETACHED BUNGALOW. Having undergone a programme of modernisation by the current owner the property benefits from a newly installed kitchen, insulated sun lounge and beautiful garden areas to both front, rear and side. The property is also conveniently located within half a mile of Frinton's mainline railway station with links to London Liverpool Street, seafront and shopping amenities in Connaught Avenue. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Bedrooms
- 16" x 10'5" Lounge
- Newly Installed Kitchen
- 11'6" x 8'4" Sun Lounge
- Fully Double Glazed
- Gas Central Heating
- Garage & Off Road Parking
- Corner Plot Position
- Popular Frietuna Development
- EPC Rating D



Price £319,995 Freehold

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

Entrance Hallway

Loft access with pull down ladder. Built in storage cupboard.
Radiator. Doors to:



Master Bedroom

12'4" x 9'10"

Built in wardrobes with open access. Radiator. Sealed unit double glazed bay window to front.



Bedroom Two

8'4" x 7'11"

Built in wardrobes with open access. Radiator. Sealed unit double glazed window to front.



Cloakroom

Low level WC. Pedestal wash hand basin. Part tiled walls. Vinyl flooring. Radiator. Obscured sealed unit double glazed window to side.



Shower Room

Suite comprising of vanity wash hand basin. Fitted double length shower cubicle with wall mounted shower attachment. Bathroom panelled walls. Vinyl flooring. Built in airing cupboard housing hot water cylinder. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



Lounge

16" x 10'5"

Radiator. Sealed unit double glazed sliding patio doors leading to rear garden.



Kitchen/Diner

11'8" x 10'9"

Fitted with a range of matching raw oak effect fronted units. Granite effect work surfaces. Inset one and a half stainless bowl sink and drainer unit. Inset four-ring ceramic hob with extractor hood above. Built in eye level double electric oven. Further selection of matching raw oak effect units both at eye and floor level. Part tiled walls. Vinyl flooring. Wall mounted boiler providing heating and hot water throughout. Space for fridge/freezer. Plumbing for washing machine. Featured wall mounted full length radiator. Sealed unit double glazed window to rear. Glazed door to side leading to:



Sun Lounge

11'6" x 8'4"

Solid insulated roof. Radiator. Sealed unit double glazed windows to all aspects. Sealed unit double glazed upvc double doors leading to:



Outside - Rear

Well landscaped garden. Part paved area. Remainder laid to lawn. Beds stocked with established shrubs and hedges. Gate leading to rear with easy access to garage with electric roller door. Access to front via side gate. Enclosed by brick wall and panelled fencing.



Outside - Front

Corner plot. Pathway leading to entrance door. Remainder laid to lawn. Array of hedges and shrubs.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges: No

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: None

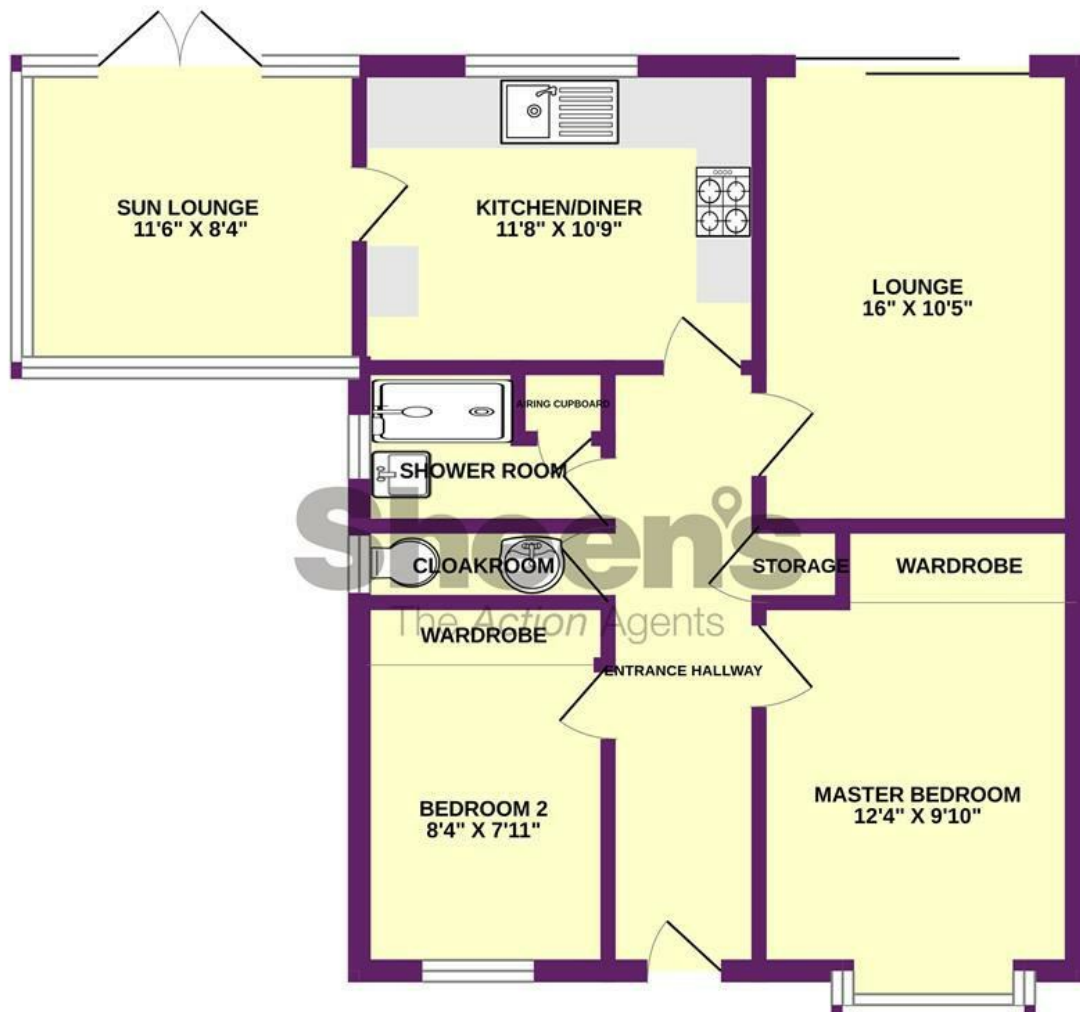
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REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Selling properties... not promises

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