149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH
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Sheen's
The *Action* Agents

Garden Road

Walton On The Naze, CO14 8RP

In need of modernisation and being offered with NO ONWARD CHAIN, Sheen's Estate Agents have the pleasure in bringing to market this TWO BEDROOM SEMI-DETACHED BUNGALOW on a CORNER PLOT. The property is located on the popular Frinton Homelands development within half a mile of local shopping amenities at the Triangle shopping centre and within a quarter of a mile of a bus stop with good routes to the local areas. The property boasts sizeable accommodation with a 17' lounge, 13'2" Sun room, low maintenance rear garden and garage. The property is located within one and three quarter miles of Frinton's town centre, mainline railway station and seafront and it is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Double Bedrooms
- Popular Frinton 'Homelands' Development
- Easy Reach To Shopping Amenities & Bus Routes
- Corner Plot With Low Maintenance Gardens
- Detached Garage
- No Onward Chain
- Gas Central Heating
- 18' Kitchen/Diner
- EPC Rating E
- Council Tax Band C

Price £239,500 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door giving access to:-

Hallway

Built in airing cupboard. Loft hatch. Radiator. Telephone and wifi point. Smoke alarm. Doors to:

Lounge

17’ x 10’10”

Feature wood panelled wall. Wall lights. Brick built feature fireplace. Two radiators. Sealed unit double glazed sliding door leading to:

Sun Room

13’2” x 6’1”.

Wood panelled walls. Radiator. Obscured sealed unit double glazed windows to rear aspect. Open access to:

Kitchen/Diner

18’ x 12’5”.

Fitted with a range of matching fronted units. Square edge work surfaces. Inset stainless steel bowl sink and drainer unit with mixer tap. Inset four ring electric hob. Eye level built in oven. Space for fridge/freezer. Further selection of matching units at both eye and floor level. Wall mounted boiler providing heating and hot water throughout. Part tiled walls. Radiator. Obscured sealed unit double glazed window to side. Obscured sealed unit double glazed window to rear. Obscured sealed unit double glazed door giving access to rear.

Bedroom One

14’9” x 9’5”.

Built in wardrobes. Radiator. Obscured sealed unit double glazed bay window to front.

Bedroom Two

12'5" x 9'11"

Fitted wardrobes with dressing table unit. Radiator. Obscured sealed unit double glazed bay window to front.

Bathroom

Suite comprises of low level W/C .Pedestal wash hand basin. Panelled bath with shower attachment. Fully tiled walls. Carpet flooring. Radiator. Obscured sealed unit double glazed window to side.

Outside - Rear

Low maintenance. Majority hard standing. Array of shrubs and flowers. Private access door to garage with power/light/water connected with plumbing for washing machine. Enclosed by panelled fencing. Access to front via gate.

Outside - Front

Corner plot position. Block paved driveway leading to garage with up and over electric door. Pathway leading to entrance door. Beds stocked with an array of shrubs.

Material Information - Freehold Property

Tenure: Freehold
Council Tax Band: C - £2059.18
Any Additional Property Charges:

Services Connected:
(Gas): Yes
(Electricity): Yes
(Water): Yes
(Sewerage Type): Mains
(Telephone & Broadband): Yes - For Current Correct Information Please Visit: https://www.ofcom.org.uk/mobile-coverage-checker
Non-Standard Property Features To Note:

AGENTS NOTE

We have been notified by the seller that a neighbouring tree had caused issues with the garden wall, block paving and one end of the extension of the property which resulted in the tree being removed and corrective works being completed in 2018.

DH 0125

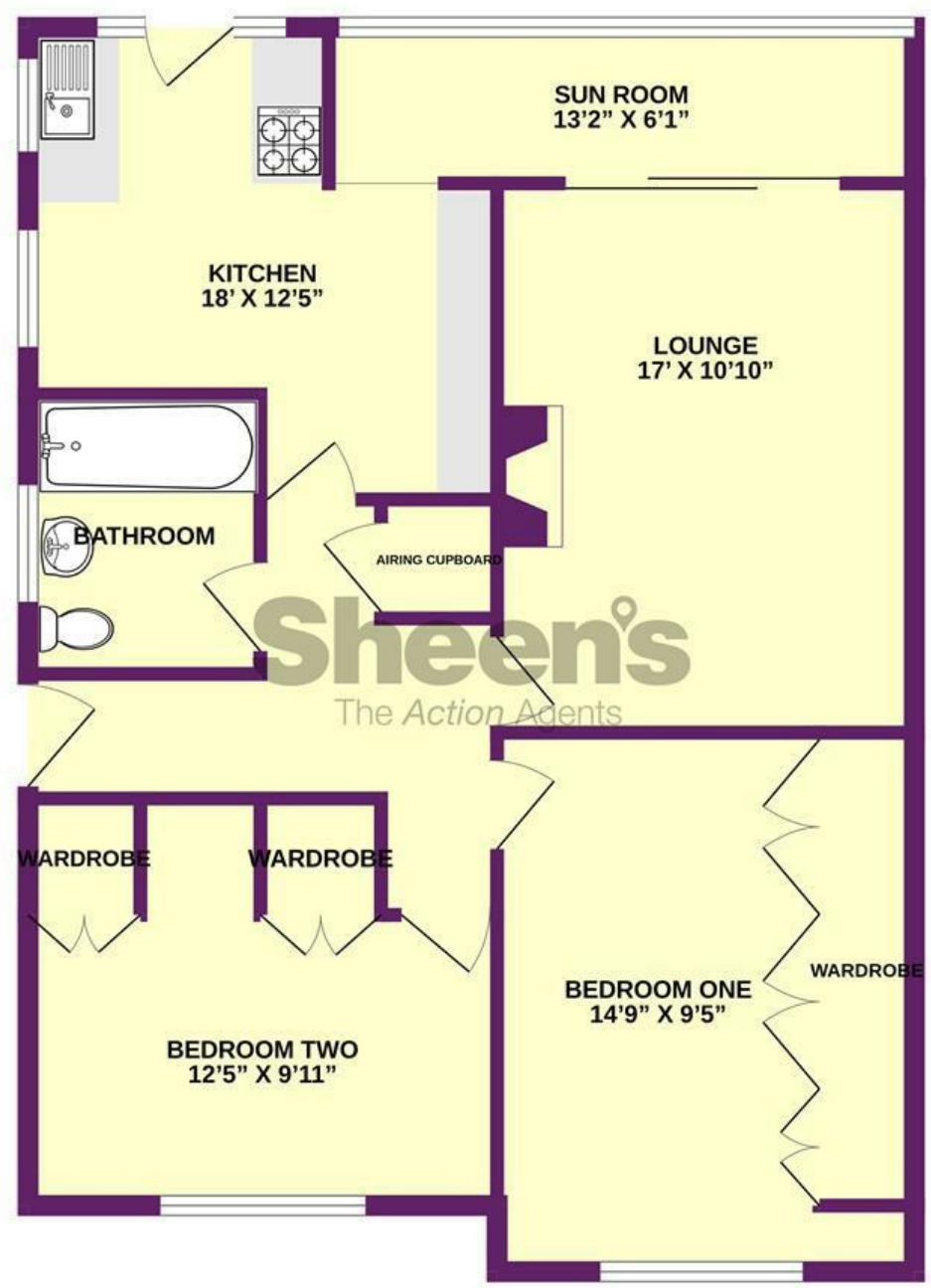
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

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

Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside 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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