



## Clays Road Frinton Homelands, CO14 8SA

**\*\*COMPLETELY RENOVATED with SOUTH FACING GARDEN\*\*** Having undergone a complete refurbishment by the current owners in 2023 and being offered with NO ONWARD CHAIN, Sheen's Estate Agents have the pleasure in bringing to market this immaculate TWO DOUBLE BEDROOM SEMI DETACHED BUNGALOW. Situated on the popular 'Frinton Homelands' development, this stunning property boasts a modern fitted kitchen and shower room, fully rewired, newly installed central heating, UPVC conservatory, south facing rear garden and a garage with ample off street parking. This turn key property is one not to be missed and an early viewing is strongly recommended to avoid disappointment.

- Two Double Bedrooms
- Modern Fitted Kitchen & Shower Room
- Fully Rewired In 2023
- Newly Installed Central Heating System
- UPVC Double Glazed Conservatory
- South Facing Rear Garden
- Garage & Ample Off Street Parking
- No Onward Chain
- 'Frinton Homelands' Development
- EPC Rating D



**Price £280,000 Freehold**

Accommodation comprises with approximate room sizes:-

Newly fitted sealed unit double glazed entrance door under a storm porch giving access door to:

### Hallway

Built in airing cupboard housing newly installed combination boiler providing heating and hot water throughout. Newly fitted carpet with fitted coir matt. Smoke alarm. Loft access. Radiator. Doors to:



## Master Bedroom

13' x 11'

Newly fitted carpets. Radiator. Sealed unit double glazed window to front.



## Bedroom Two

11' x 10'

Newly fitted carpets. Radiator. Sealed unit double glazed window to front.





## Shower Room

Modern fitted suite comprising of low level W/C with concealed cistern. Vanity wash hand basin with storage cupboards under. Fitted corner shower cubicle with integrated 'rainfall' shower with separate attachment. Fitted mirror. Extractor fan. Spotlights. Heated towel rail. Obscured sealed unit double glazed window to side.



### Lounge

16'4" x 11'

Inset ornamental feature fireplace with stone base. Newly fitted carpets. Spotlights. Radiator. Sealed unit double glazed patio doors giving access to south facing rear garden.



### Kitchen

11' x 10'9"

Modern fitted with a range of matching fronted units. Square edge work surfaces with inset four ring induction hob with fitted extractor fan above. Inset stainless steel one and a half bowl sink drainer unit with mixer tap. Built in eye level electric oven. Further selection of matching units at both eye and floor level. Integrated dishwasher. Part tiled walls. Spotlights. Radiator. Sealed unit double glazed window to conservatory. Sealed unit double glazed door giving access to:



## Conservatory

11'3" x 7'9"

Part brick base. Polycarbonate roof. Plumbing for washing machine. Obscured sealed unit double glazed window and door to side/front. Sealed unit double glazed windows to rear aspect. Sealed unit double glazed door giving access to:



### Outside - Rear

South facing rear garden. Part paved patio area. Remainder laid to lawn. Border beds. Outside light. Enclosed by panelled fencing. Private access door to garage.



### Garage

Newly installed electrics. Sealed unit double glazed window to rear. Up and over door leading to:





### Outside - Side

Hard standing area providing ample off street parking leading to front. Outside light. Outside tap.



### Outside - Front

Part shingled. Remainder laid to lawn. Fitted decorative shutters.

### Material Information - Freehold Property

Tenure: Freehold - The property is being sold with Possessory Title. An Indemnity Policy will be provided via the solicitors.

Council Tax Band: C

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of: £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

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.

### Section 21

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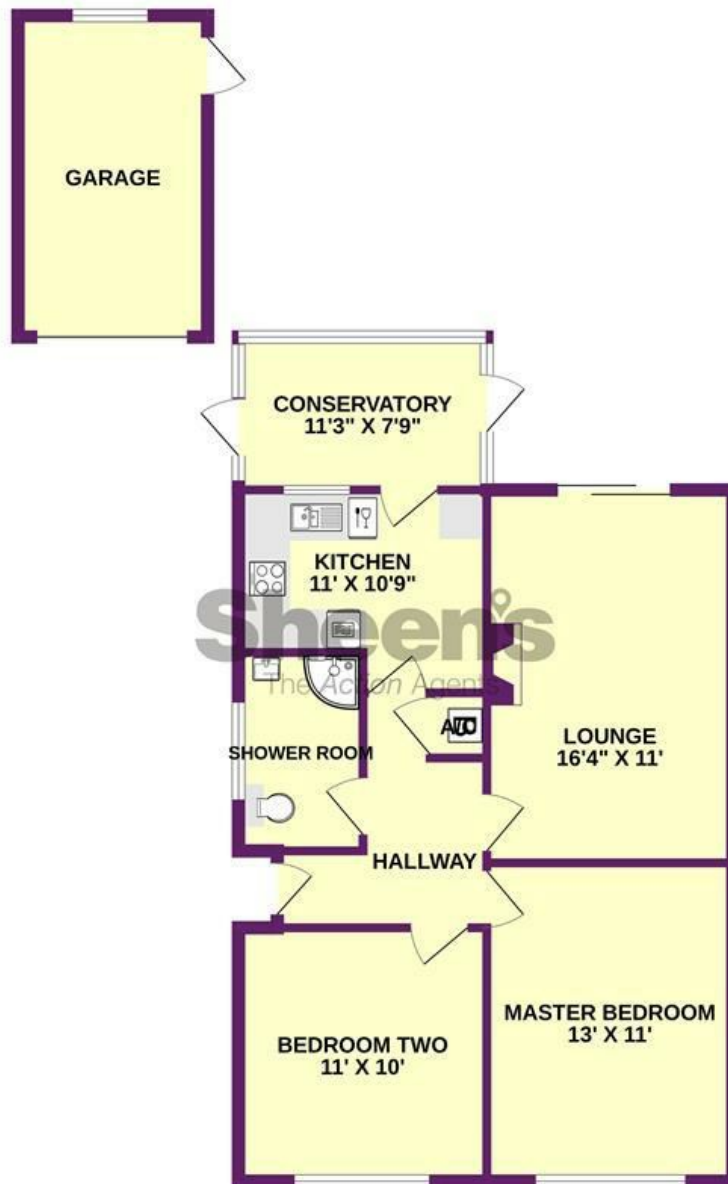
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In order to comply with Section 21 of the 1979 Estate Agency Act, we must inform you that the prospective seller is an employee of Sheen's Estate Agents.



## 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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**Sheen's**  
The Action Agents