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



Peake Avenue
Kirby Cross, CO13 0SQ

Situated in the popular area of Kirby Cross and within 200 metres of the Mainline Railway Station, Sheen's Estate Agents have the pleasure in bringing to market this well presented, NO ONWARD CHAIN, FOUR BEDROOM DETACHED FAMILY HOMEE. The property boasts an en-suite to the master bedroom, ground floor cloakroom, 20' sun lounge and secluded south facing rear garden. The property is located within two miles of Frinton's town centre, Greensward and Seafront, an early viewing is strongly recommended to appreciate the accommodation on offer.

- Four Bedrooms
- Detached Family Home
- No Onward Chain
- Garage & Off Street Parking
- Secluded Low Maintenance Rear Garden
- Close to Shops & Amenities
- Short Stroll to Kirby's Mainline Railway Station
- Ground Floor Cloakroom
- EPC Rating - TBC
- Council Tax Band - E







Price £310,000 Freehold

Accommodation comprises -

The accommodation comprises approximate room sizes:

Hardwood obscured sealed unit double glazed entrance door to:-

Lobby

Radiator. Doors to:-

Cloakroom

Suite comprises of low level w/c. Pedestal hand wash basin. Tiled splash back.



Lounge

17'7" x 10'5"

Radiator. Feature gas fire place. Under-stair storage cupboard. Sealed unit double glazed window to front. Stair-flight to first floor. Opening to:-







Dining Area

10'8" x 8'8"

Radiator. Opening to sun lounge. Opening to:-





Kitchen

10'11" x 8'11"

Fitted in a range of matching fronted units. Rolled edge work surfaces. Inset stainless steel one and a half sink bowl and drainer unit. Inset four ring electric hob with electric oven under and extractor hood above. Further range of matching fronted units both eye and floor level. Space for fridge/freezer. Plumbing for washing machine & dishwasher. Tiled splash back. Tiled flooring. Radiator. Opening to:-







Sun Lounge

20'8" x 11'3"

Two radiators. Sealed unit double glazed windows across rear and side aspects. Sealed unit double glazed patio doors to garden. Sealed unit double glazed door to side.





Landing

Radiator. Loft access via loft hatch with pull down ladder. Built in stare cupboard housing combination boiler. Doors to:-





Master Bedroom

15'3" x 8'10"

Built in wardrobes. Two radiators. Two sealed unit double glazed windows to front. Door to:-





En-suite

Suite comprises of low level w/c. Vanity hand wash basin with storage cupboards under. Fitted shower cubicle with wall mounted shower attachment. Tiled splash back. Extractor fan. Obscured sealed unit double glazed window to front.



Bedroom Two

10'6" x 9'2"

Radiator. Built in wardrobes. Sealed unit double glazed window to rear.



Bedroom Three

8'12" x 8'11"

Radiator. Built in wardrobes. Sealed unit double glazed window to rear.



Bedroom Four

7'11" x 6'12

Radiator. Sealed unit double glazed window to front.



Family Bathroom

Suite comprises of low-level WC. Pedestal hand wash basin. Fitted panelled bath with wall mounted shower attachment. part tiled walls. Radiator. Extractor fan. Obscured sealed unit double glaze window to side.



Outside - Rear

Low maintenance paved rear garden. Unoverlooked. Array of trees and shrubs. Access to front via side gate.







Outside - Front

Hard standing area providing off street garden leading to garage. Remainder laid to shingle.



Material Information - Freehold Property

Tenure:
Council Tax: Tendring District Council; Council Tax Band E ; Payable 2025/2026 £2831.38 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: https://www.ofcom.org.uk/mobile-coverage-checker

Non-Standard Property Features To Note: N/A

DH/04.26

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.

Disclaimer - wide angle lens etc.

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

1ST FLOOR



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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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The Property Ombudsman SALES
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