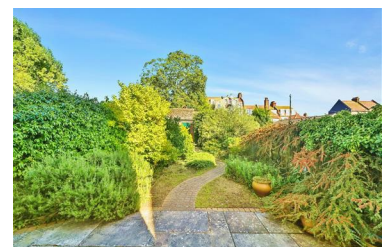




## Old Road Frinton-On-Sea, CO13 9BZ

Located inside Frinton's Prestigious 'Gates', boasting three floors of accommodation, Sheen's Estate Agents are delighted to offer for sale this character filled, FOUR DOUBLE BEDROOM END OF TERRACE HOUSE. The property benefits from period features and spacious living throughout including a beautiful rear garden. The property is perfectly positioned for a short stroll to the shopping amenities in the town centre, seafront and mainline railway station. In the valuer's opinion an early viewing is strongly advised to avoid disappointment.

- Four Double Bedrooms
- Four Bathrooms
- En-Suite to Master Bedroom
- Character Filled Town House
- Garage & Off Road Parking
- Close to Amenities & Frinton Seafront
- Inside 'Frinton' Gates
- No Onward Chain
- EPC Rating - D
- Council Tax Band - D



**Price £475,000 Freehold**



Accommodation comprises with approximate room sizes:-

Hardwood entrance door leading to:-

### Lobby

Fitted storage cupboards. Tiled flooring. Door to:-

### Entrance Hall

Radiator. Under stairs storage cupboard. Tiled flooring. Stair-flight to all floors with stair lift. Doors to:-

### Lounge

12'7" x 8'6"

Radiator. Two sealed unit double glazed windows to front.



## Kitchen

13'8" x 12'10"

Fitted in a range of matching fronted units. Rolled edge work surfaces. Inset stainless steel sink bowl and drainer unit. Inset four ring 'nerf' induction hob with extractor fan above. Built in eye level 'nerf' electric oven and microwave. Further range of matching units both eye and floor level. Integrated dishwasher and fridge/freezer. Radiator. Tiled flooring. Sealed unit double glazed window to rear. Sealed unit double glazed hardwood door to garden.



## Utility

Wall mounted storage cupboards. Fitted rolled edge work surfaces. Plumbing for washing machine. Space for tumble dryer. Wall mounted boiler providing hot water and heating throughout. Vinyl flooring.

## W/C

Suite comprises of low level w/c. Vanity hand wash basin with storage cupboards under. Part tiled walls. Tiled flooring. Radiator. Extractor fan.

## First Floor -

### Landing

Built in airing cupboard housing hot water cylinder. Radiator. Doors to:-

### Bedroom Four

13'7" x 10'2"

Two Radiators. Two sealed unit double glazed windows to front.



### Bedroom Three

13'7" x 13'3"

Feature fire place. Two radiators. Two sealed unit double glazed windows to rear.



### Shower Room

White suite comprises of low level w/c. Pedestal hand wash basin. Fitted shower cubical with wall mounted shower attachment. Part tiled walls. Vinyl flooring. Extractor fan.



### Second Floor -

#### Landing

Loft access. Radiator. Doors to:-

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### Master Bedroom

13'3" x 11'3"

Fitted wardrobes. Radiator. Two sealed unit double glazed windows to rear. Door to:-



### En-suite

Suite comprises of low level w/c. Pedestal hand wash basin. Fitted panelled bath. Fully tiled walls and flooring. Extractor fan. Radiator.



### Bedroom Two

13'7" x 9'11"

Built in wardrobes. Radiator. Two sealed unit double glazed windows to front.



### Shower Room

Suite comprises of low level w/c. Hand wash basin with storage cupboards under. Fitted corner shower cubical with wall mounted shower attachment. Fully tiled walls and flooring. Extractor fan. Heated towel rail.



### Outside - Rear

Part block paved. Remainder laid to lawn. Borders stocked with an array of trees, flowers and shrubs. Private access door to garage with power/light connected. Outside tap. Outside lights. Enclosed by panelled fencing. Parking outside of the garage.





### Outside - Front

Hard standing area providing off street parking.



### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D - £2216.84

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: N/A

### DH/10.25

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.

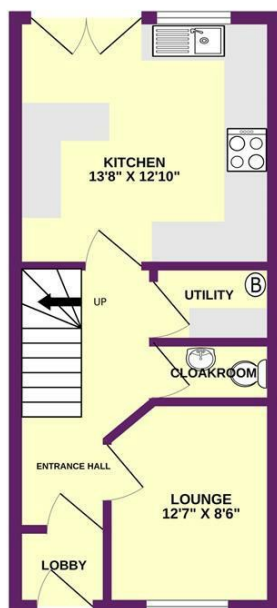
REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 - £150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

### Disclaimer - wide angle lens etc.

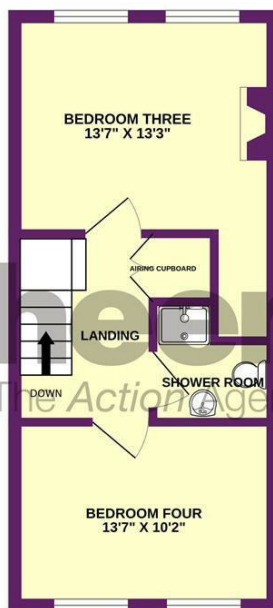
These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken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

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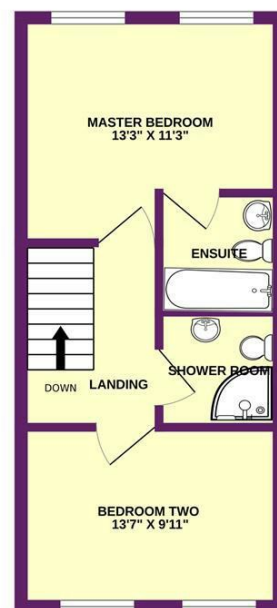
GROUND FLOOR  
304 sq.ft. (28.2 sq.m.) approx.



1ST FLOOR  
300 sq.ft. (27.9 sq.m.) approx.



2ND FLOOR  
304 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 907 sq.ft. (84.3 sq.m.) approx.  
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

