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



Dugmore Avenue
Kirby-le-Soken, CO13 0ED

** FARMLAND VIEWS ** Being offered with NO ONWARD CHAIN and boasting a SOUTH facing rear garden, Sheen's Estate Agents are delighted to offer for sale this well presented TWO DOUBLE BEDROOM DETACHED BUNGALOW. The property is located in a cul-de-sac position in the sought after village of Kirby-le-Soken and is approximately half a mile from a local convenience store, amenities and with bus routes to Frinton's Town Centre, Mainline Railway Station and Seafront. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Double Bedrooms
- Detached Bungalow
- No Onward Chain
- Farmland Views
- South Facing Graden
- 17'9 Lounge/Diner
- Well Presented Throughout
- Village Location
- Ample Off Street Parking
- EPC Rating C / Council Tax Band C







Price £264,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed window to side. Obscured sealed unit double glazed entrance door to:-

Porch

Tiled flooring. Obscured sealed unit double glazed window. Obscured sealed unit double glazed door to:-

Hallway

Radiator. Wood effect laminate flooring. Two built in storage cupboards. Loft hatch. Doors to:-



Lounge

17'9" x 11'6"

Two radiators. Large sealed unit double glazed window to front. Obscured sealed unit double glazed window to side.



Kitchen

10'10" x 9'10"

Fitted with a range of matching fronted units. Marble effect rolled edge work surfaces. Inset stainless steel sink and drainer unit. Further range of matching units both eye and floor level. Space for oven with extractor fan above. Plumbing for washing machine. Space for fridge/freezer. Two built in storage cupboards. Wood effect laminate flooring. Sealed unit double glazed window to rear. Sealed unit double glazed door to:-







Conservatory

11'2" x 5'11"

Radiator. Wood effect laminate flooring. Obscured sealed unit double glazed door giving access to garage. Sealed unit double glazed windows to rear and side. Sealed unit double glazed sliding door to garden.





Master Bedroom

14'9" x 10'2"

Radiator. Sealed unit double glazed window to rear aspect.



Bedroom Two

10'10" x 9'2"

Radiator. Sealed unit double glazed window to front aspect. Sealed unit double glazed window to side.



Bathroom

White suite comprises of low level w/c. Vanity hand wash basin with storage cupboards under. Fitted 'P' shaped panelled bath with wall mounted shower attachment. Heated towel rail. Extractor fan. Fully tiled walls. Tiled flooring. Obscured sealed unit double glazed window to side.



Outside - Rear

South Facing garden with farmland views. Part paved large patio area. Featured shingled area. Remainder laid to lawn. Beds well stocked with flowers, shrubs and bushes. Access to front via side gate. Outside tap. Outside light. Enclosed by panelled fencing.











Farmland Views To Rear





Outside - Front

Hard standing concrete area providing off street parking for several vehicles leading to garage with up and over door. Remainder laid to lawn.



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
Non-Standard Property Features To Note: N/A

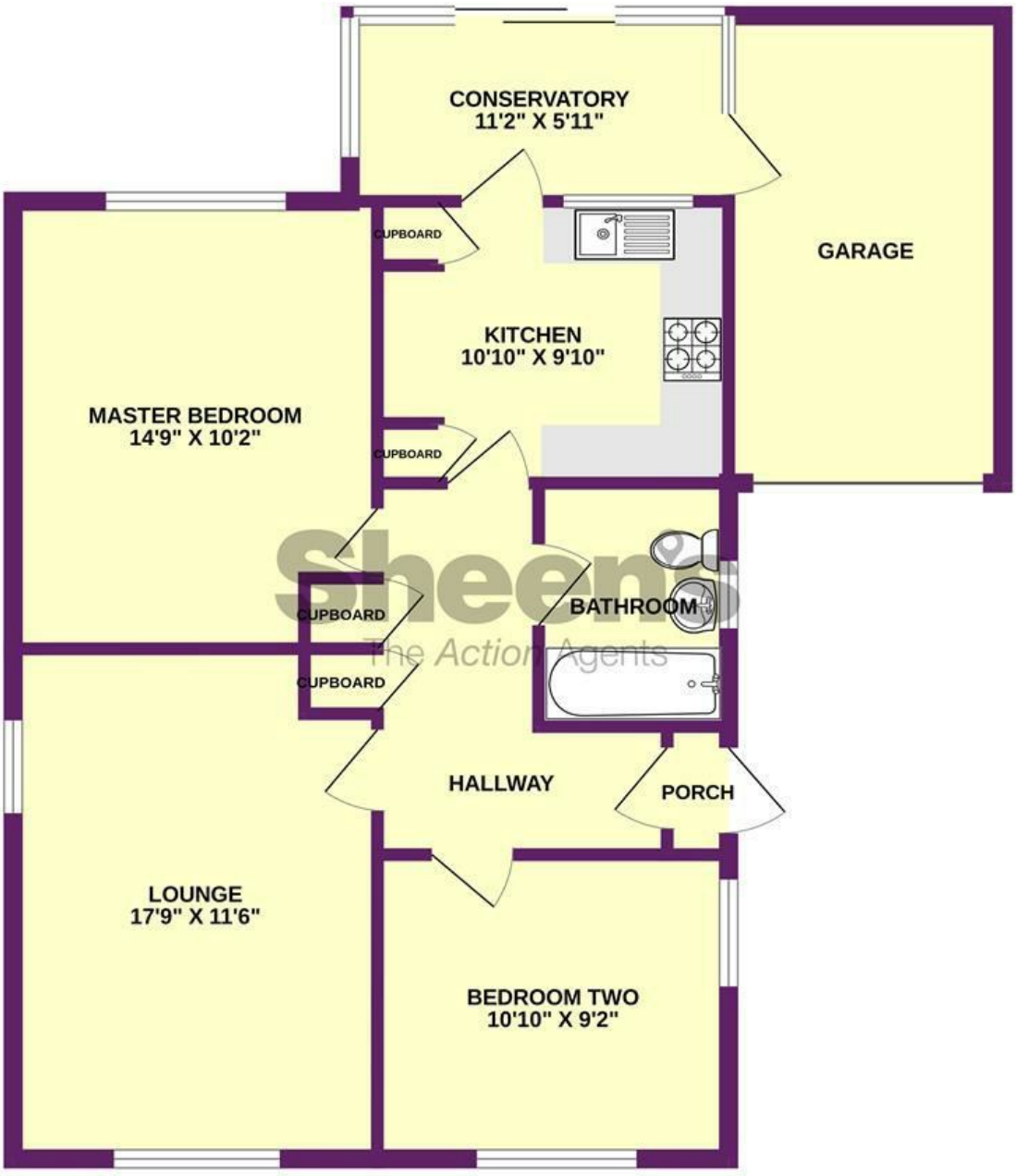
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MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification 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.

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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