



The Warrens Frinton-On-Sea, CO13 0PJ

Situated on the popular 'Frietuna' Development and being offered with NO ONWARD CHAIN, Sheen's Estate Agents have the pleasure in offering for sale this THREE/FOUR BEDROOM DETACHED CHALET. The property is in need of modernisation but benefits from two reception rooms, utility room, double garage and ample off street parking to the front. The Warrens is conveniently located in a quiet cul-de-sac position within half a mile of Frinton's seafront, mainline railway station and shopping amenities in Connaught Avenue. It is in the valuer's opinion that an early inspection is highly recommended to avoid disappointment.

- Three Bedrooms
- Bedroom Four/Study
- Ground Floor Shower Room
- Utility Room
- Large Double Garage & Off Road Parking
- Modernisation Required
- Secluded Garden With Potential To Extend S.T.P.P.
- Cul-De-Sac Position
- No Onward Chain
- Council Tax Band - E / EPC Rating - C



Price £365,000 Freehold

Accommodation comprises with approximate room sizes:-

Hardwood door leading to:

Porch

Obscured sealed unit double glazed windows to side and front. Obscured hardwood door leading to:

Dining Hall

13'1" x 11'9"

Stair flight to first floor. Wall light. Radiator. Sealed unit double glazed window to front. Open access to:



Kitchen

13'1" x 8'8"

Fitted with a range of matching fronted units. Wooden rolled edge work surfaces. Inset ceramic one and a half ceramic bowl sink and drainer unit. Inset four ring electric hob with extractor hood above and double electric ovens under. Further selection of matching units both at eye and floor level. Space for fridge. Plumbing for dishwasher. Corner shelving. Part tiled walls. Breakfast bar seating area. Sealed unit double glazed window to side. Open access to:



Utility Room

8'3" x 6'10"

Fitted wooden rolled edge work surfaces with cupboards at eye and floor level. Plumbing for washing machine. Sealed unit double glazed window to rear. Sealed unit double glazed door leading to rear garden. Door to:



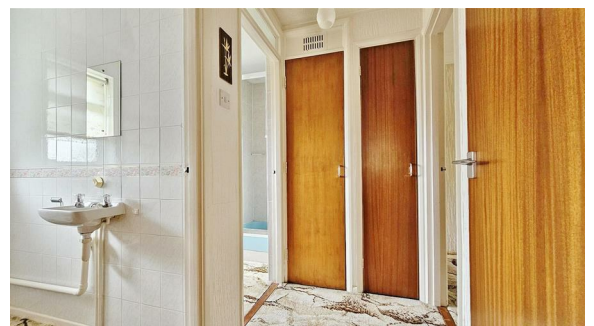
Double Garage

16'8 x 13'7

Power and light connected. Doors accessing front door and utility room.

Hall

Built in storage cupboard housing wall mounted Worcester boiler providing heating and hot water throughout. Built in storage cupboard. Doors to:



Cloakroom

Low level WC. Wash hand basin. Fully tiled walls. Obscured sealed unit double glazed window to front.



Shower Room

Bidet. Vanity wash hand basin with storage cupboard under. Enclosed shower cubicle with wall mounted shower attachment. Fully tiled walls. Radiator. Obscured sealed unit double window to front.



Bedroom Four/Reception Room

14'11" x 9'11"

Radiator. Sealed unit double glazed window to rear.



Lounge

21' x 11'10"

Two radiators. Sealed unit double glazed window to side. Sealed unit double glazed sliding patio door leading to rear garden.



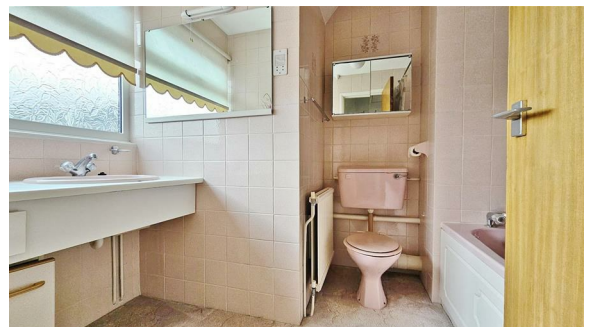
Landing

Built in airing cupboard housing hot water cylinder. Large built in storage cupboard. Doors to:



Bathroom

Suite comprises of low level WC. Wash hand basin with rolled edge work space and cupboard under. Enclosed panelled bath. Fully tiled walls. Radiator. Obscured sealed unit double glazed window to front.



Bedroom One

17'9" x 8'8"

Built in wardrobes. Fitted drawers. Radiator. Sealed unit double glazed window to side.



Bedroom Two

12' x 9'11"

Radiator. Sealed unit double glazed window to rear.



Bedroom Three

10' x 9'11"

Built in wardrobe. Fitted dressing table with drawers. Radiator.



Outside - Rear

Potential to extend S.T.P.P. Part paved area. Remainder laid to lawn. Beds stocked with an array of flowers, trees, shrubs and bushes. Private access door to brick built shed. Greenhouse to remain. Wooden storage shed to remain. Access to front via side gate. Enclosed by panelled fencing.



Outside - Front

Hardstanding concrete area providing off street parking leading to double garage with two electric roller doors. Remainder laid to lawn. Beds stocked with shrubs.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: E - £2709.47

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: None

JD/07.25

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.

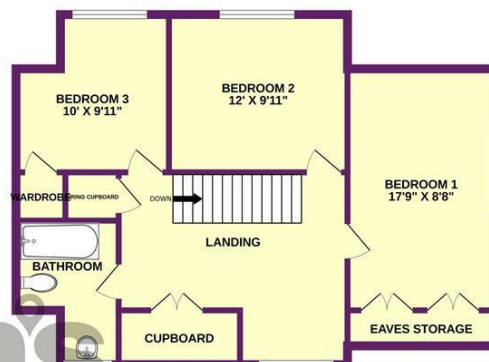
These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken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



GROUND FLOOR



1ST FLOOR



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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