



Slaters Close Frinton-On-Sea, CO13 0TR

Situated on the sought after Frintuna development, in a cul-de-sac position, Sheen's Estate Agents are pleased to offer for sale this TWO BEDROOM SEMI-DETACHED BUNGALOW being offered with No Onward Chain. The property is conveniently situated within half a mile of shopping amenities at the Triangle Shopping Centre and Frinton's town centre. Frinton's mainline railway station and seafront are also located half a mile away.

- Two Bedrooms
- 16'10 x 11'7 max Lounge
- 8'4 Kitchen
- 14' Double Glazed Conservatory
- Modern Shower Room
- Double Glazed Windows
- Gas Central Heating
- Garage & Off Street Parking
- No Onward Chain
- Council Tax Band: C / EPC Rating: TBC



Price £250,000 Freehold

Accommodation comprises -

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

Entrance Hall

Storage Cupboard. Radiator. Loft access giving access to boiler in the loft (n/t). Doors to;

Lounge

16'10 x 11'7 max

Two radiators. Double glazed window and door to conservatory. Open access to kitchen.



Conservatory

14' x 7'8

Brick base with double glazed windows to side and rear. Double glazed doors leading to garden.



Kitchen

8'4 x 7'1

Comprises of laminated roll edge work surfaces with inset one and a half bowl single drainer sink unit. Inset gas hob with oven under. All appliances not tested. Selection of cupboards and drawers at eye and floor level. Larder cupboard. Double glazed window to rear. Double glazed door to lobby.



Lobby

Double glazed window to front. Double glazed door to garden.

Bedroom One

11' x 9'

Double glazed window to front. Radiator. Fitted sliding door wardrobes.



Bedroom Two

10'5 x 8'3

Double glazed window to front. Radiator. Built in storage cupboard.



Shower Room

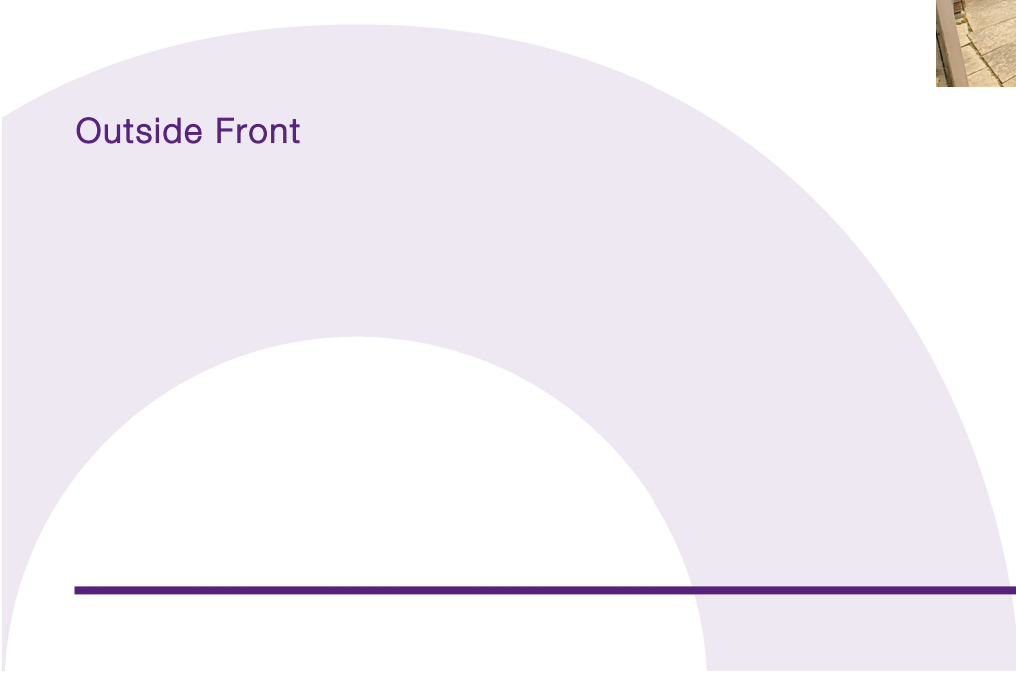
Modern shower room comprising of low level WC. Hand wash basin. Independent shower cubicle with wall mounted shower. Heated towel rail. Double glazed window to side.



Outside Rear



Outside Front



Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band C; Payable 2026/2027 £2059.18 Per Annum

Any Additional Property Charges:

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:

Agents Note - Restrictive Covenants on Title

Please note we believe there are restrictive covenants and/or Easements on the title of the property. Covenants and Easements are common on most properties. These should always be looked at by your legal representative who can advise you further

LE 0826

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 upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Draft Details -

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH
☎ 01255 852555 ✉ frinton@sheens.co.uk 🌐 sheens.co.uk

Sheen's
The Action Agents