



Slaters Close Frinton-On-Sea, CO13 0TR

Situated on the sought after Frinton 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. With new carpets and being recently redecorated, it really is ready to move into! 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. It is the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Bedrooms
- 16'10 Lounge
- 8'4 Fitted Kitchen
- Modern Shower Room
- Gas Central Heating
- 13'5 Conservatory
- Garage & Off Street Parking
- No Onward Chain
- Council Tax Band: C
- EPC Rating: D



Price £250,000 Freehold

Accommodation comprises -

The accommodation comprises approximate room sizes:

Wooden entrance door to:

Entrance Hall

Storage Cupboard. Loft Access. Doors to:

Lounge

16'10 x 11'7 max

Window and door to Conservatory. Two Radiators. Open access to Kitchen.



Conservatory

13'5 x 7'10

Wooden double glazed windows to rear and side. Wooden double glazed doors to garden.



Kitchen

8'4 x 7'1

Comprises of laminated roll edge work surfaces with inset single drainer sink unit. Inset four ring electric hob with oven under. Built in undercounter fridge. All appliances not tested. Selection of matching units at eye and floor level. Wall mounted gas boiler concealed in cupboard. Plumbing and space for washing machine. Airing Cupboard. Window to rear. Door to side giving access to covered side porch.



Bedroom One

11' x 9'

Double glazed window to front. Radiator.



Bedroom Two

10'5 x 8'3

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



Shower Room

Modern white suite comprising of Low level WC. Vanity hand basin with storage under. Independent corner shower cubicle with wall mounted shower. Tiled walls. Heated towel rail. Double glazed window to side.



Outside Rear

Low maintenance rear garden being a combination of patio and stoned areas with flower/shrub borders. Enclosed by fencing. Door to side porch which gives pedestrian access to the front as well as a side door to the garage.



Outside Front

Driveway providing off street parking leading to the garage. Shingled front garden. Garage has an up and over door with side door leading to porch.



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:

LE0626

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 - NOT YET APPROVED BY VENDOR

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

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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