



Elm Grove Frinton-On-Sea, CO13 0HH

Being offered with NO ONWARD CHAIN in a non-estate position in the popular area of Kirby Cross Sheens Estate Agents are delighted to bring to market is this CHARACTER, THREE BEDROOM, DETACHED BUNGALOW. The property boasts light and spacious accommodation throughout with a 14' SUMMERHOUSE in the beautiful rear garden and ample off street parking. Bus routes are within easy reach of the bungalow, along with Frinton's town centre, Seafront and mainline railway station which are located within one and half miles. It is in the valuers opinion that internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Three Bedrooms
- Detached Bungalow
- No Onward Chain
- Well Presented Throughout
- Popular Location Within Easy Reach Of Amenities
- Character Property In A Non-Estate Position
- Off Street Parking
- 14' Summerhouse
- EPC Rating - TBC
- Council Tax Band - C

Price £325,000 Freehold



The accommodation comprises approximate room sizes:

Obscured sealed unit double glazed entrance door leading to:-

Entrance Hall

Wood effect laminate flooring. Loft access with ladder. Radiator. Doors to:-



Lounge

14' x 12'11"

Radiator. Log burner. Sealed unit double glazed window to front and side. Wood effect laminate flooring. Opening to:-



Kitchen

9'8" x 9'2"

Fitted in a range of matching fronted units. Wood effect rolled edge work surfaces. Inset stainless steel sink and drainer unit. Fitted five ring gas hob with oven under and extractor fan above. Further range of matching units at both eye and floor level. Space for fridge/freezer. Plumbing for washing machine and dishwasher. Wall mounted combination boiler. Radiator. Wood effect laminate flooring. Sealed unit double glazed window to side. Door to:-



Conservatory

12'2" x 9'

Wood effect laminate flooring. Radiator. Sealed unit double glazed windows to front and both sides. Sealed unit double glazed patio doors to garden.



Bedroom One

10'3" x 11'8"

Radiator. Wood effect laminate flooring. Sealed unit double glazed window to rear.



Bedroom Two

9'8 x 8'6

Radiator. Wood effect laminate flooring. Sealed unit double glazed window to rear.



Bedroom Three

11'7 x 6'9"

Radiator. Wood effect laminate flooring. Sealed unit double glazed window to front.



Bathroom

White suite comprises of low level w/c. Vanity hand wash basin with storage cupboards under. Fitted panelled bath. Walk-in shower cubicle with wall mounted shower attachment. Part tiled walls. Vinyl flooring. Radiator. Extractor fan. Spotlights. Obscured sealed unit double glazed widow to rear.



Summerhouse

14'1" x 14'1"

Timber construction. Sealed unit single glazed windows to front and side aspect. Power and light connected.



Outside - Rear

Secluded rear garden. Part patio area. Majority laid to lawn. Borders well stocked with flowers, shrubs and bushes. Greenhouse. Summerhouse. Outside tap. Enclosed by panel fencing. Access to front via side.



Outside - Front

Beds stocking flowers, shrubs and bushes. Hardstanding area providing off street parking. Remainder laid to lawn.



Material Information - Freehold Property

Tenure:

Council Tax: Tendring District Council; Council Tax Band C ; Payable 2025/2026 £1,970.52 Per Annum

Any Additional Property Charges: N/A

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: N/A

DH/02.26

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

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

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The Action Agents