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

Brent Close
Frinton-on-Sea, CO13 0UT

Sheen's Estate Agents have the pleasure in offering for sale this TWO BEDROOM DETACHED BUNGALOW, situated in a peaceful cul-de-sac and being offered for sale with NO ONWARD CHAIN. The property benefits from an unoverlooked, south-facing rear garden, garage and off-road parking. Conveniently located within approximately 400m of the Triangle Shopping Centre, with Tesco, pharmacy and other local amenities, as well as being within UNDER HALF A MILE of Frinton's mainline railway station and Caradoc doctors surgery. The property is also located approximately one mile from Frinton's seafront and the shopping amenities of Connaught Avenue. An internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Bedroom Detached Bungalow
- 17' max Lounge
- 12'1 Kitchen
- Fitted Wardrobes in Main Bedroom
- South Facing Unoverlooked Rear Garden
- Garage & Off Street Parking
- Amenities within 400m & Woodlands within 200m
- No Onward Chain
- Council Tax Band D
- EPC Rating C

Price £300,000 Freehold

Accommodation comprises -

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

Entrance Porch

Hardwood Entrance door to:

Entrance Hallway

Loft access. Storage cupboard. Further cupboard housing wall mounted gas boiler. Doors to:

Lounge

17' into bay x 11'2

Double glazed bay window to rear. Radiator.

Kitchen

12'1 x 10'9

Comprises laminated work surfaces with inset one and a half bowl single drainer sink unit. Inset five ring gas hob with extractor hood over. Built in waist height oven. Plumbing and space for washing machine and fridge freezer. Selection of matching units at eye and floor level. Radiator. Double glazed doors leading to garden.

Bedroom One

14'11 into bay x 11'2

Double glazed bay window to front. Radiator. Selection of fitted bedroom furniture. Built in storage cupboard.

Bedroom Two

Double glazed window to front. Radiator.

Bathroom

White suite comprises low level WC. Vanity hand wash basin. Panelled bath with shower over. Radiator. Part tiled walls. Double glazed window to side.

Outside Rear

Commencing with paved patio area with remainder laid to lawn. Well stock with mature shrubs and bushes. Rear gate giving access to walk way with Triangle Shopping Centre approx. 400m away. With a secluded woodland and pond area within 200m in the other direction. Door to garage. Gate giving access to front.

Outside Front

Block paved driveway providing off street parking leading to garage. Additional block paved area to front. Gate giving access to rear garden.

Material Information - Freehold Property

Tenure: Freehold
Council Tax: Tendring District Council; Council Tax Band D; Payable 2026/2027 £2316.58 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:

LE1026

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.

Particular Disclaimer -

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.

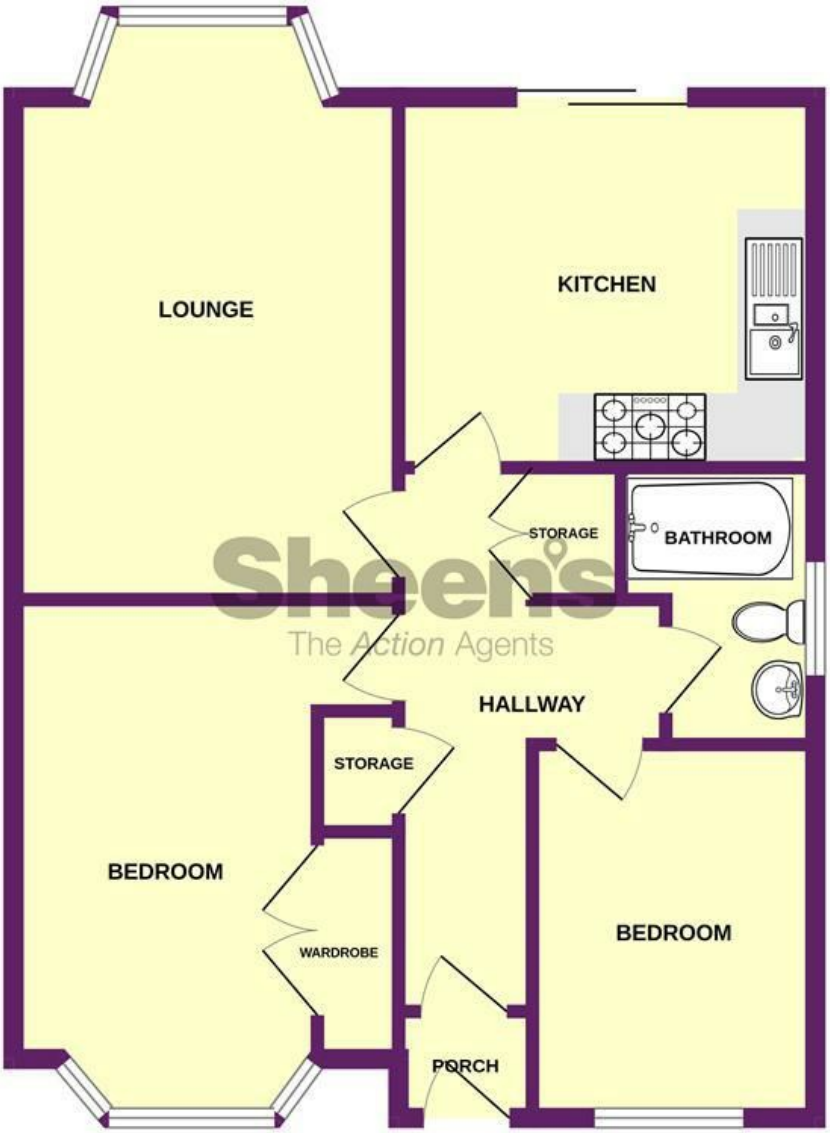
Draft Details -

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

Agents Note - Restrictive Covenants on Title

The property is subject to restrictive covenants and easements as noted in the Land Registry Charges Register, originating from a 1987 Conveyance and a Transfer dated 29 September 1992. These include historical covenants regarding public open space preservation alongside provisions for boundary structures and rights to light and air. We recommend that all prospective buyers review the official Register of Title with their legal representative to satisfy themselves as to the full extent of these entries.

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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