



## Wittonwood Road Frinton-On-Sea, CO13 9LD

Situated inside Frinton's prestigious 'Gates' and being offered with NO ONWARD CHAIN, Sheen's Estate Agents have the pleasure in offering for sale immaculate, TWO BEDROOM END TERRACE HOUSE. The property boasts from beautiful character, distant farmland and sea views and has been completely renovated throughout. The property is located approximately half a mile from the mainline railway station with it's links to London Liverpool Street, shopping amenities in Connaught Avenue and seafront. It is in the valuer's opinion that an early inspection is highly recommended to avoid disappointment.

- Two Bedrooms
- Newly Fitted Kitchen
- Newly Fitted Shower Room
- Character Features
- Landscaped South Facing Rear Garden
- Distant Farmland & Sea Views
- Inside Frinton Gates
- No Onward Chain
- Council Tax Band B
- EPC Rating E



**Price £289,995 Freehold**

Accommodation comprises with approximate room sizes:-

Composite door leading to:-

### Hallway

Stair flight to first floor. Spotlight. Door to:-

### Lounge/Diner

20'10" x 13'11"

Under stairs storage cupboard. Karndean flooring. Two radiators. Sealed unit double glazed window to front. Sealed unit double glazed French doors to rear garden. Door to:-



### Kitchen

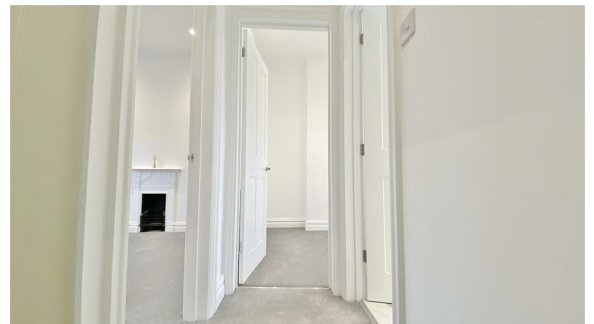
9'4" x 6'1"

Fitted with a range of matching high gloss fronted units. Square edge worksurfaces. Inset stainless steel sink and drainer unit. Inset four ring electric hob with electric oven under and extractor hood above. Built in eye level microwave. Further selection of matching units at both eye and floor level. Enclosed wall mounted combination boiler providing heat and hot water throughout. Integrated fridge/freezer and washing machine. Toughened glass splashback. Karndean flooring. Radiator. Sealed unit double glazed windows to side and rear. Sealed unit double glazed door to side leading to rear garden.



### Landing

Loft access with pull down ladder. Doors to all rooms. Door to:-



### Bedroom 1

13'11" x 10'4"

Fireplace. Spotlights. Radiator. Sealed unit double glazed window to front.



### Bedroom 2

10'5" x 7'3"

Spotlights. Radiator. Sealed unit double glazed window to rear with distant sea views.



### Shower Room

White suite comprises low level w/c. Vanity wash hand basin with storage cupboard under. Fitted shower cubicle with sliding door and wall mounted shower attachment. Fully tiled walls. Tiled flooring. Spotlights. Extractor fan. Radiator. Obscured sealed unit double glazed window to rear.



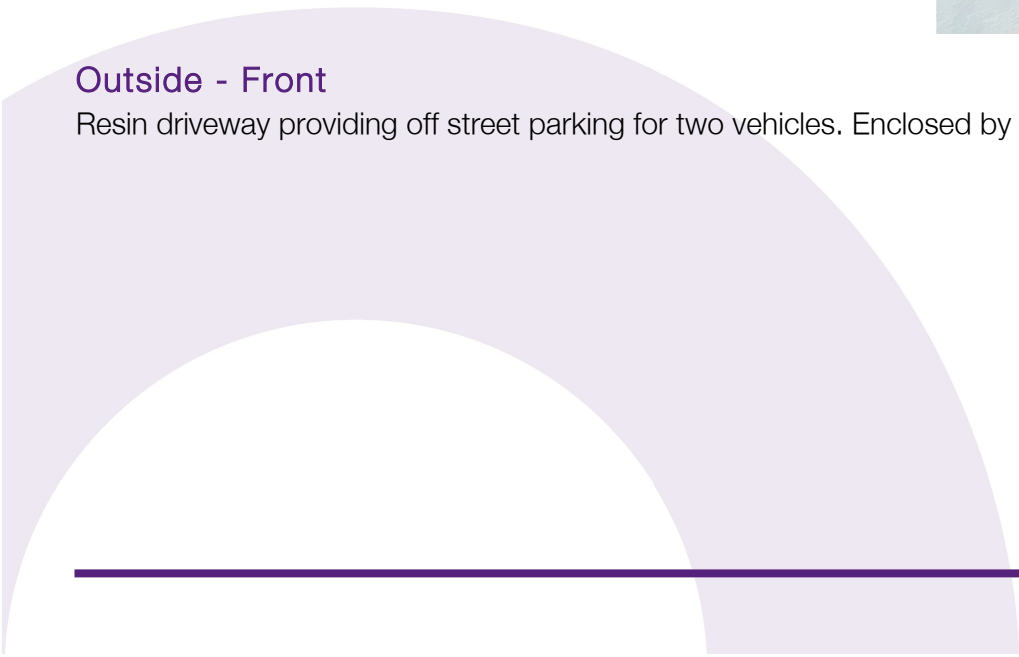
### Outside - Rear

Part paved with porcelain tiles. Remainder laid to lawn. Shingled area. Outside light. Access to front via side gate. Enclosed by panelled fencing.



### Outside - Front

Resin driveway providing off street parking for two vehicles. Enclosed by low brick wall.



## Material Information - Freehold Property

Tenure: Freehold

Council Tax Band:

Any Additional Property Charges:

Services Connected:

(Gas):

(Electricity):

(Water):

(Sewerage Type):

(Telephone & Broadband):

Non-Standard Property Features To Note:

### JD/12.23

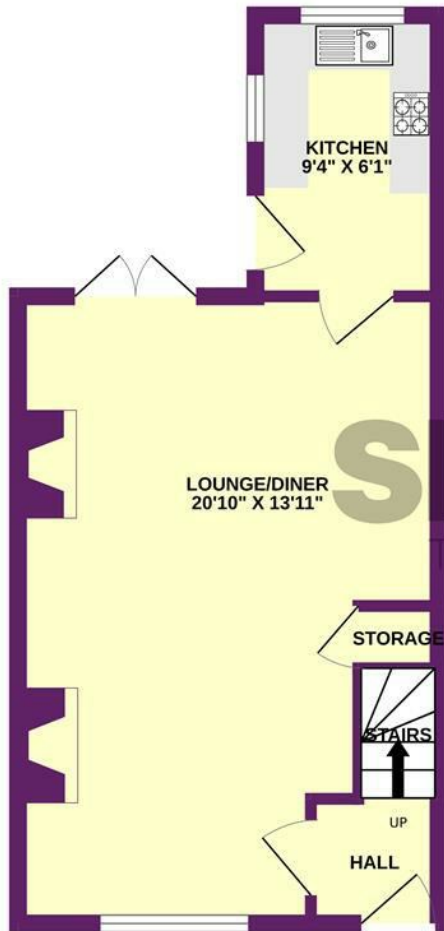
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REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

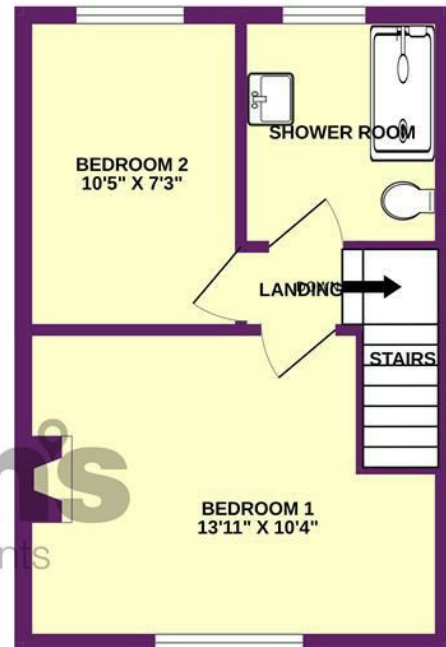
These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken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



GROUND FLOOR  
334 sq.ft. (31.1 sq.m.) approx.



1ST FLOOR  
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA: 621 sq.ft. (57.7 sq.m.) approx.

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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**Sheen's**  
The Action Agents

