



## Rainham Way Frinton-On-Sea, CO13 9NR

Situated within two hundred metres of Frinton's seafront and being offered with NO ONWARD CHAIN, Sheen's Estate Agents are pleased to offer for sale this well presented TWO BEDROOM SEMI DETACHED BUNGALOW. The property is located within one mile of the mainline railway station with links to London Liverpool Street and within two miles of shopping amenities in Connaught Avenue. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Bedrooms
- Conservatory/Dining Room
- Secluded Rear Garden
- Off Road Parking
- Inside Frinton Gates
- Close to Seafront
- No Onward Chain
- EPC Rating D
- Council Tax Band C



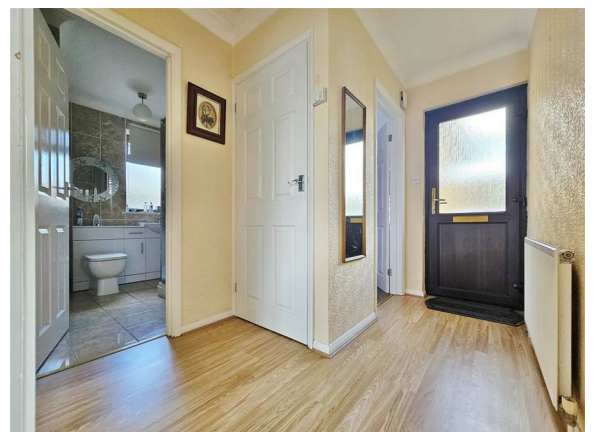
**Price £290,000 Freehold**

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

### Entrance Hall

Built in storage cupboard. Laminate flooring. Loft access.  
Radiator. Doors to:



## Lounge

10'6" into bay x 10'4"

Fireplace with wood surround and marble hearth. Radiator. Sealed unit double glazed bay window to front.



## Bedroom One

14" x 9'1"

Fitted wardrobes with fitted dressing area. Radiator. Sealed unit double glazed window to rear.



## Bedroom Two

10'4" x 9'3"

Radiator. Sealed unit double glazed window to front.



## Shower Room

White suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage space under. Fitted shower cubicle with wall mounted attachment. Fully tiled walls. Tiled flooring. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



## Kitchen

10'4" x 9'10"

Fitted with a range of matching wooden fronted units. Rolled edge work surfaces. Inset stainless bowl sink and drainer unit. Inset four ring electric hob with electric oven under. Extractor hood. Further selection of matching units both at eye and floor level. Plumbing for washing machine. Plumbing for dishwasher. Space for fridge/freezer. Sealed unit double glazed window to rear. Obscured sealed unit double glazed windows to side and rear. Obscured sealed unit double glazed door leading to:



### Conservatory/Dining Room

20'7" max x 11'5"

Tiled flooring. Door to front. Sealed unit French style doors leading to:



### Outside - Rear

Part paved area. Remainder laid to lawn. Beds stocked with an array of flowers, shrubs and bushes. Shed to remain. Enclosed by panelled fencing.



## Outside - Front

Hard standing concrete area providing off street parking. Remainder laid to lawn. Pathway leading to entrance door. Beds stocked with flowers. Enclosed by low brick.

## Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges: No

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: None

## JD/01.24

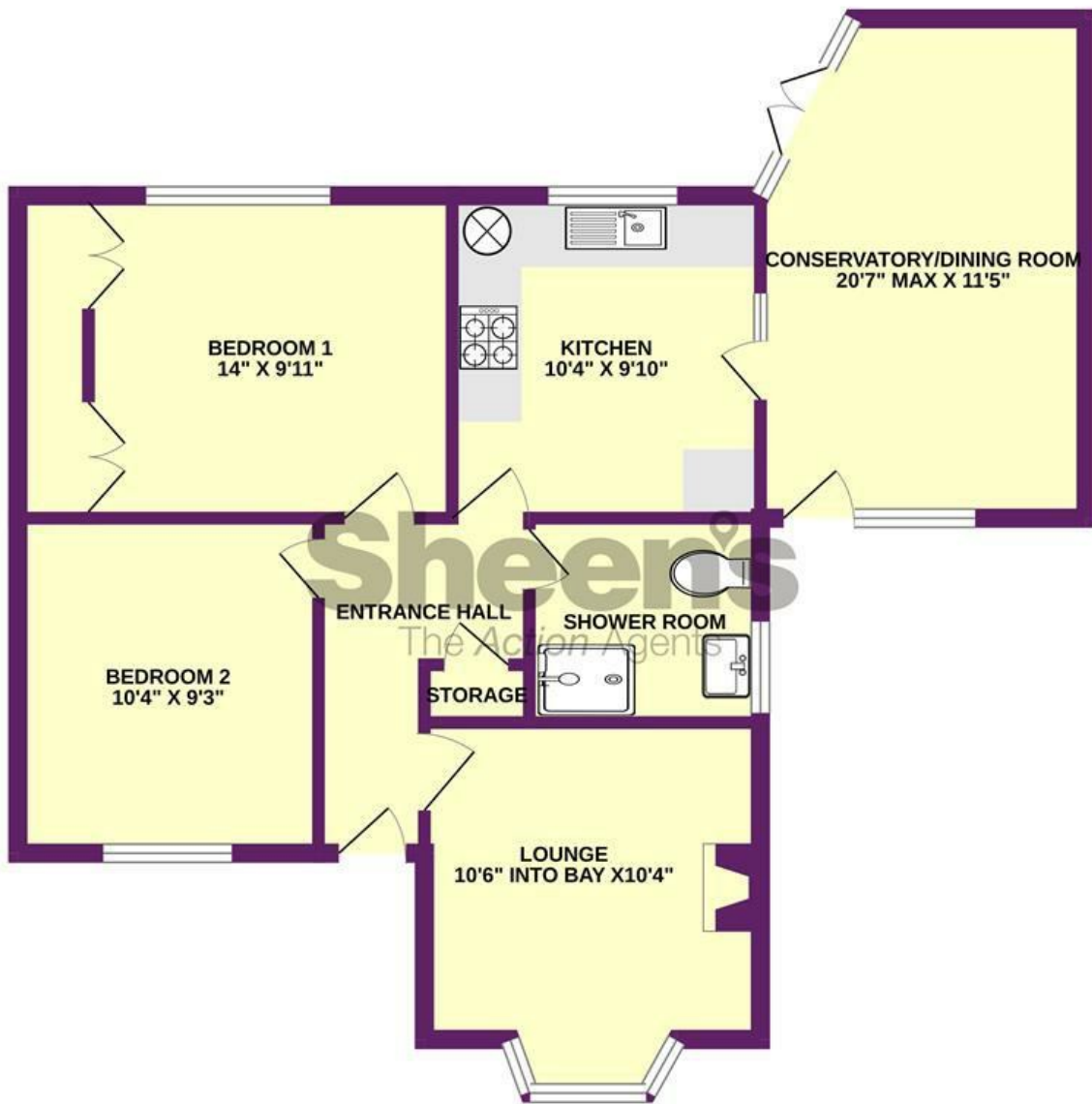
ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

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



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