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



Roydon Way
Frinton-on-Sea, CO13 0AJ

Located just outside the Frinton 'Gates' in a sought after position, Sheen's Estate Agents have the pleasure in bringing to market this TWO DOUBLE BEDROOM LINK-DETACHED BUNGALOW. The property boasts good sized accommodation throughout offering an en-suite to the master bedroom, 18'6 conservatory and a 16' max lounge. Frinton's town centre, mainline railway station and seafront are within easy reach of the property and an early viewing is strongly recommended to fully appreciate the accommodation which is on offer.

- Two Double Bedrooms
- 16' Max Lounge
- 12'1 Kitchen
- 18'6 Conservatory
- 22'3 Max Bedroom with En-suite
- Gas Central Heating
- Double Glazed Windows
- Garage & Off Street Parking
- Council Tax Band C
- EPC Rating D







Price £399,995 Freehold

Accommodation comprises -

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

Entrance Hall

Door to:

Lounge

16' max x 12'7

Double glazed bay window to front. Two Radiators. Doors to:





Bedroom Two

12'7 x 12'

Double glazed bay window to front. Radiator.





Inner Hall

Loft access. Doors to:

Bedroom One

22'3 x 10' max

Double glazed window to side and rear. Radiator. Door to:





En-Suite

Suite comprises of low level WC. Vanity hand wash basin. Independent shower cubicle with wall mounted shower. Fully tiled walls. Double glazed window to side.



Shower Room

White suite comprises low level WC. Vanity hand wash basin with cupboards under. Independent shower cubicle with wall mounted shower. Radiator. Tiled walls and flooring. Double glazed window to rear.



Kitchen

12'1 x 12

Laminated work surfaces with inset stainless steel sink unit. Inset hob. Built in waist height over. All appliances not tested. Plumbing and space for washing machine and double fridge freezer. Wall mounted gas boiler (not tested). Selection of cupboards and drawers at eye and floor level. Under wall unit lighting. Radiator. Bi-folding doors leading to conservatory.





Conservatory

18'6 x 11'6

Triple glazed roof. Double glazed windows to side and rear. Patio doors leading to garden. Further double glazed door to side.





Outside Rear

Easterly facing rear garden. Commencing with shingled area. Further shingled area leading to timber shed. Summer House. Greenhouse. Remainder being laid to lawn. Enclosed by panel fencing. Access to front via side gate.





Outside Front

Driveway providing off street parking leading to garage. Remainder laid to lawn,.





Garage

15'6 x 7'5

Up and over door, Power and light connected. Open access to Utility Room/workshop.

Utility Room/Workshop

9'1 x

Plumbing and space for washing machine and tumble dryer. Door to garden.

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:

Agents Note - Restrictive Covenants on Title

Subject to 1936 restrictive covenants (with a 'T' mark on the north-eastern boundary) and a 1958 party wall agreement. We advise discussing this with your legal representative.

LE26

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.

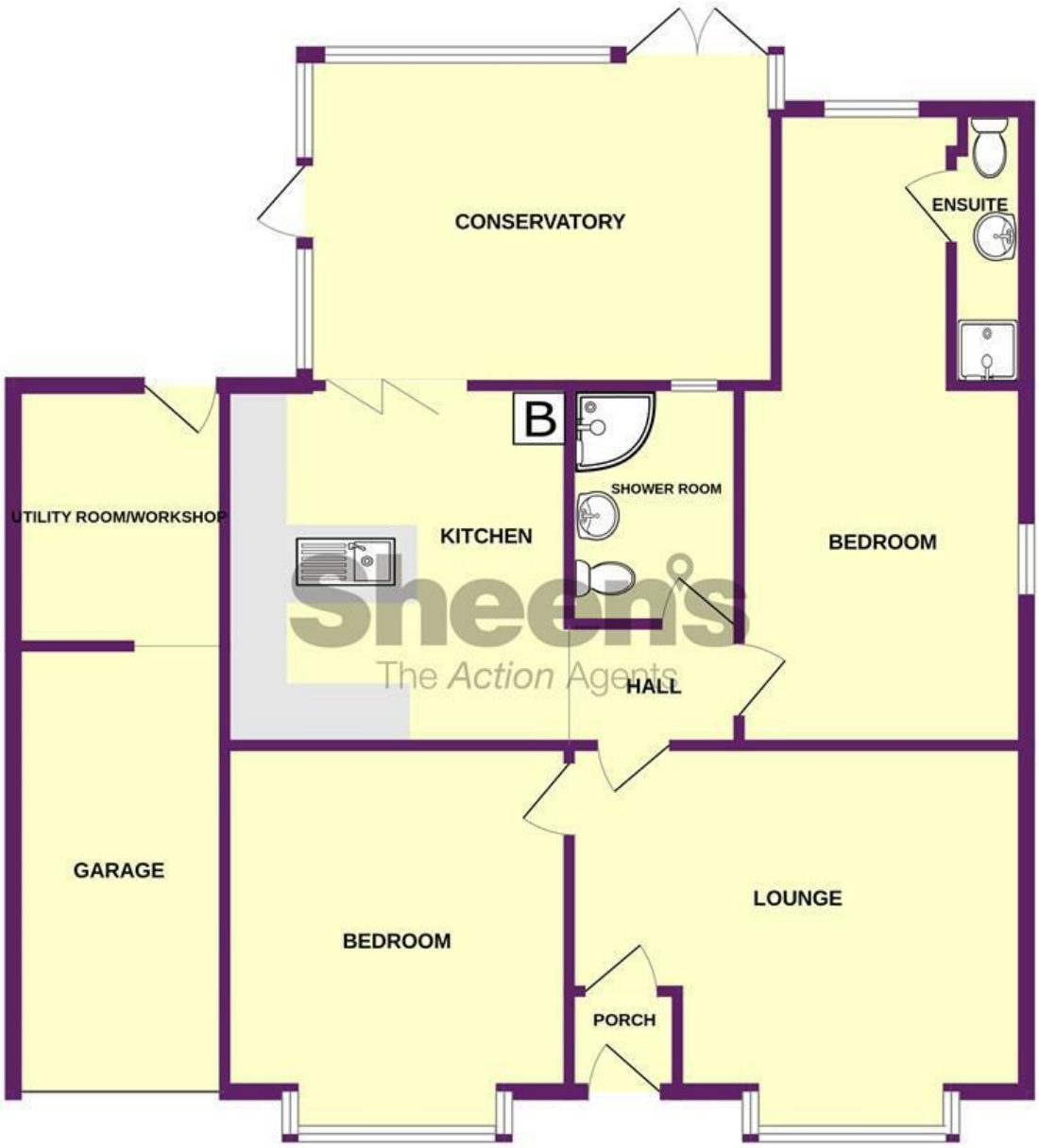
Particular Disclaimer -

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

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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