

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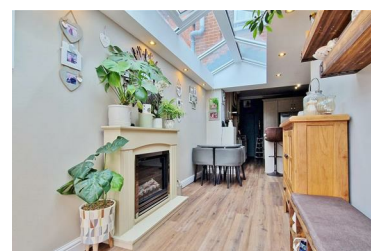
Sheen's
The Action Agents



Naze Park Road Walton-on-the-Naze, CO14 8JN

Being offered with NO ONWARD CHAIN and boasting spacious accommodation over three floors, Sheen's Estate Agents have the pleasure in offering for sale this **FOUR BEDROOM SEMI-DETACHED HOUSE** with a **DETACHED ONE BEDROOM ANNEXE**. The property offers two en-suites one being off the main bedroom, 15' Sun Room, 17'8" modern fitted kitchen/breakfast room and stunning 'Backwater' views from the second floor. Located perfectly for ease of access to the seafront which is within 250 metres and the town centre with its array of local shopping amenities and the mainline railway station are within one mile of the property.

- **Four Bedrooms**
- **Detached One Bedroom Annexe**
- **Modern Fitted 17'8" Kitchen/Breakfast Room**
- **Two En-Suites**
- **15'4" Sun/Dining Room**
- **Ground Floor Bathroom**
- **'Backwater' Views**
- **Sought After Coastal Town Location**
- **No Onward Chain**
- **EPC Rating D / Council Tax Band - B**



Price £335,000 Freehold

Accommodation comprises with approximate room sizes:-

Sealed unit double glazed composite entrance door leading to:

Lounge

14'1" x 11'8"

Ornamental stone feature fireplace with inset fire under. Wood flooring. Two radiators. Sealed unit double glazed leaded light window to front with fitted shutters. Door leading to:



Inner Hall

Stair flight to first floor. Door to:



Kitchen

17'8" x 14'2"

Fitted with a range of modern matching fronted units. Square edge marble effect work surfaces. Inset one and half bowl sink drainer unit with mixer tap. Further selection of matching units at both eye and floor level. Space for 'Rangemaster' cooker with fitted extractor fan above. Space for 'American' style fridge/freezer. Integrated dishwasher. Waste disposal unit. Part tiled walls. Built in under stairs storage cupboard. Fitted breakfast bar. Wood flooring. Open plan to Sun/Dining Room. Open aspect leading to inner hall.



Sun/Dining Room

15'4" x 6'2"

Continuation of wood flooring. Orangery style roof. Vertical feature panel radiator. Sealed unit double glazed 'French' style doors leading to rear.



Inner Hall

Plumbing for automatic washing machine. Space for tumble dryer. Tiled flooring. Door leading to:

Bathroom

White suite comprising of low level W/C. Vanity wash hand basin with storage drawers under. Panelled bath with shower attachment. Part tiled walls. Tiled flooring. Heated towel rail. Obscured sealed unit double glazed window to rear.



First Floor Landing

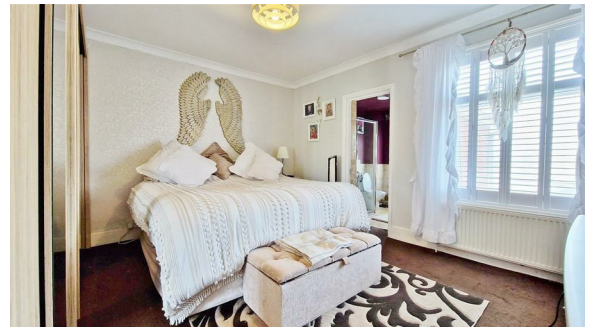
Stair flight to first floor second floor. Sealed unit double glazed window to side. Doors to:



Master Bedroom

14'2" x 11'10"

Wardrobes to one wall with mirrored sliding doors. Radiator. Sealed unit double glazed window to rear with fitted shutters. Door leading to:



En-Suite

White suite comprising of low level W/C. Vanity wash hand basin, with storage cupboards under. Double length shower cubicle with integrated over head 'rainfall' shower and separate attachment. Part tiled wall. Tiled flooring. Heated towel rail. Sealed unit double glazed window to rear with fitted shutters.



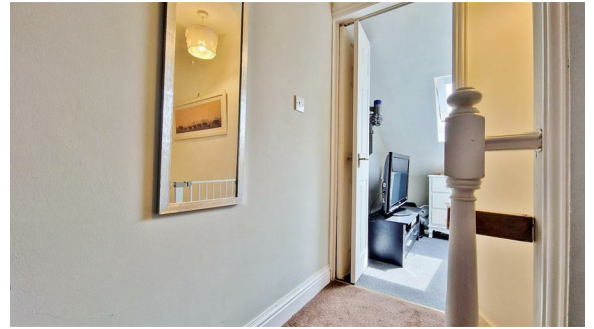
Bedroom Two

13'1" x 8'10"

Radiator. Two sealed unit double glazed leaded light windows to front with fitted shutters.



Second Floor Landing



Bedroom Three

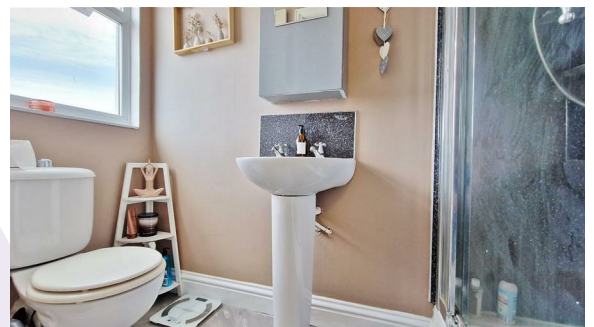
12' x 8'9"

Sealed unit double glazed window to rear with stunning 'Backwater' views. Door to:



En-Suite

White suite comprising of low level W/C. Pedestal wash hand basin. Fitted shower cubicle with wall mounted electric shower. Tiled splashbacks. Sealed unit double glazed window to rear with stunning 'Backwater' views.



Bedroom Four

12'2" x 7'

Two sealed unit double glazed 'Velux' windows to front.



Outside - Rear

Paved patio area. Part artificial grass. Beds stocking flowers and bushes. Steps leading to large decked entertaining area with under cover seating area. Under cover BBQ area. Wooden storage shed. Enclosed by panel fencing. Private gate to front. Sealed unit double glazed door leading to:



Detached Annexe



Lounge

10'3" x 9'2"

Part wood panelled walls. Loft stairs leading to first floor. Door to:



Shower Room

White suite comprising of low level W/C with concealed cistern. Vanity wash hand basin with storage cupboards under. Fitted corner shower cubicle with integrated shower. Fitted extractor fan.



Bedroom

10'3" x 9'2"

Sealed unit double glazed window to rear.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: B

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

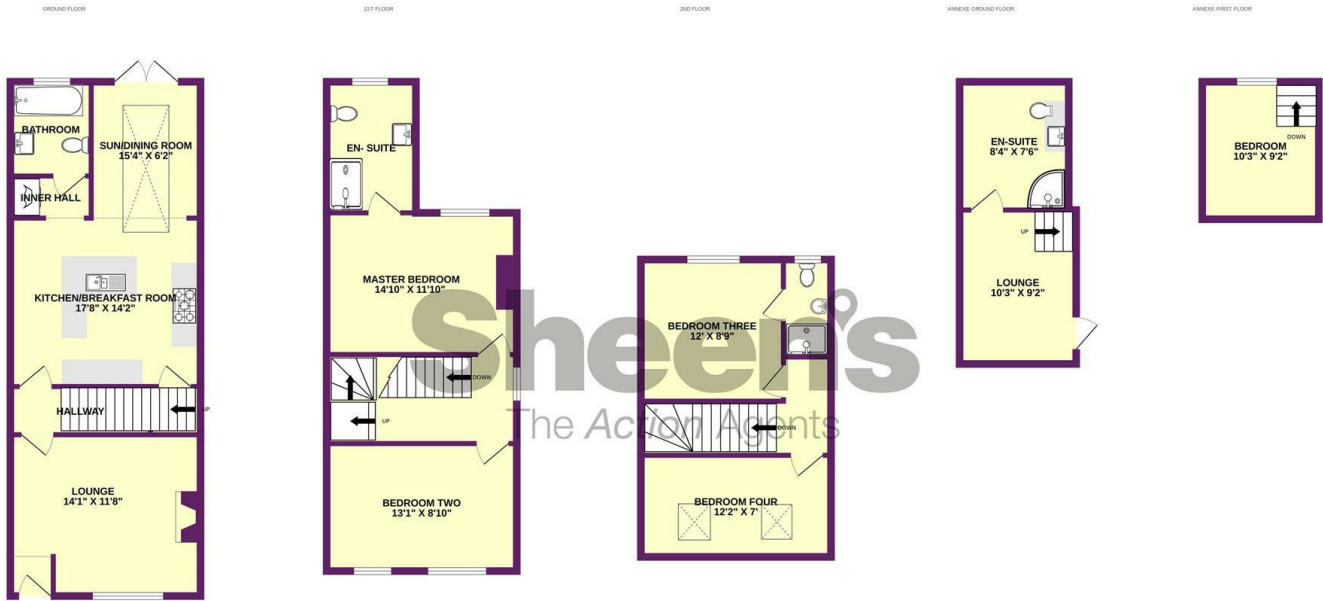
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ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 - £150 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.





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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