149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH
01255 852555 frinton@sheens.co.uk sheens.co.uk

Sheen's
The *Action* Agents



Laburnum Crescent
Frinton-On-Sea, CO13 0RH

Offered for sale with no onward chain, this two-bedroom semi-detached bungalow offers well-proportioned accommodation throughout and presents an excellent opportunity for buyers looking to put their own stamp on a property. The accommodation comprises a welcoming entrance hall, a spacious lounge, a separate dining room with doors opening onto the rear garden, a fitted kitchen, two bedrooms and a family bathroom. Externally, the property benefits from a driveway providing off-road parking, a garage and both front and rear gardens, offering plenty of outdoor space to enjoy. With its practical single-storey layout, versatile living accommodation and the added advantage of no onward chain, this bungalow would make an ideal home for a variety of buyers.

- Semi Detached Bungalow
- Two Bedrooms
- 15'7 x 10'1 Louge
- 10'10 x 8'8 Kitchen
- Extended
- Off Road Parking
- Garage
- No Onward Chain
- Amenities Nearby
- Council Tax Band: C / EPC Rating: D







Price £235,000 Freehold

Accommodation comprises -

The accommodation comprises approximate room sizes:

Outside Front



Entrance Hallway

Double glazed entrance door. Radiator. Storage cupboard. Doors leading to;

Kitchen



10'10 x 8'8

Roll edge worktops. Stainless steel sink and drainer. Space and plumbing for washing maching. Space for oven. Space for fridge freezer. Selection of cupboards and drawers at eye and floor level. Radiator. Double glazed window to side. Double glazed door leading to side.



Lounge



15'7 x 10'1

Radiator. Opening leading to;

Dining Area

18'0 x 5'0

Radiator. Double glazed windows to rear. Double glazed sliding door to rear garden.



Bedroom One

12'4 x 9'2

Radiator. Double glazed window to front.



Bedroom Two

11'7 x 9'1

Radiator. Double glazed window to rear. Fitted wardobes.



Bathroom

8'7 x 5'9

Walk in shower cubical. Wash hand basin. Low level WC. Heated towel rail. Double glazed window to side.



Outside Rear





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

The property is freehold and subject to rights and restrictive covenants contained in a 1978 Transfer, including provisions relating to light and air. Earlier 1955 covenants were released in 1959. Buyers should seek legal advice regarding the implications of the remaining covenants and rights.

AML Regulations -

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.

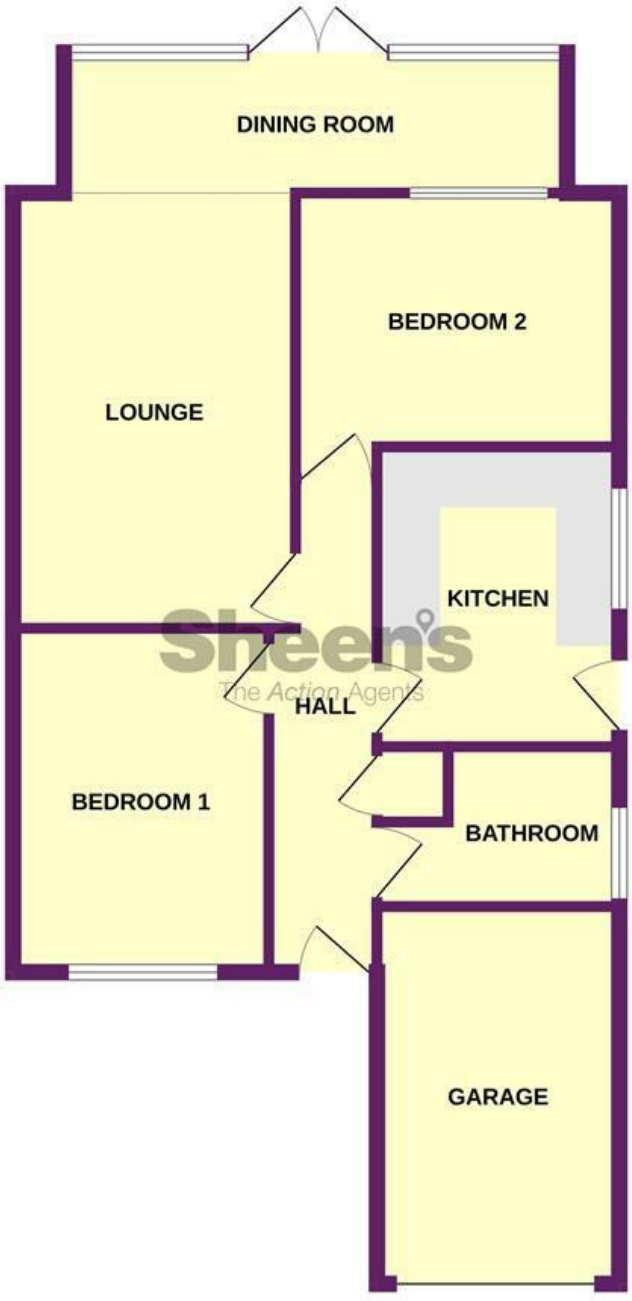
Particular Disclaimer -

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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