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Sheen's
The *Action* Agents

Chapelfields
Frinton-On-Sea, CO13 0RD

Being offered with NO ONWARD CHAIN and situated on a corner plot in a quiet no through road on the outskirts of Frinton-on-Sea, Sheen's Estate Agents have the pleasure in bringing to market this immaculately presented FIVE BEDROOM DETACHED HOUSE. The property boasts a 22'1" lounge, 19'max kitchen/dining area, ground floor cloakroom and first floor bathroom and a west facing rear garden. Perfectly positioned within a short stroll of Frinton's town centre, mainline railway station, 'Greensward and seafront' this is a property not to be missed and an early viewing is highly recommended to fully appreciate the accommodation which is on offer.

- Five Bedrooms
- Immaculately Presented Throughout
- Corner Plot Position
- Short Stroll Shopping Amenities & Seafront
- 22'1" Lounge With Front, Side & Rear Aspects
- Open Plan 19' Max Kitchen/Dining Room
- Ground Floor Cloakroom
- Utility & Garage Store/Workshop
- No Onward Chain
- EPC Rating C/ Council Tax Band - D

Price £435,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door with obscured double glazed side panel leading to:-

Hallway

Stair flight to first floor with under stairs storage area. Wood vinyl flooring. Radiator. Door to:-

Lounge

22'1" x 12'3"

Two radiators. Sealed unit double glazed window to side. Sealed unit double glazed window to front. Sealed unit double glazed patio doors giving access to rear. Open plan to:

Kitchen/Diner

19' nar to 8'3" x 17'4" nar to 7'7"

Kitchen Area

Fitted with a range of modern matching fronted units. Square edge solid wood worksurfaces with upstands. Inset four ring induction hob with built in double oven under and extractor hood above. Inset ceramic butler style sink with mixer tap. Further selection of matching units at floor level. Space for fridge/freezer. Stainless steel pan shelving. Corner display shelving. Fitted breakfast bar. Wood vinyl flooring. Sealed unit double glazed widow to rear. Private door to utility room. Open access to lounge. Open access to:

Dining Area

Wood vinyl flooring. Radiator. Sealed unit double glazed widow to rear. Sealed unit double glazed French style doors giving access to rear.

Utility Room

8'7" x 4'2"

Plumbing for automatic washing machine. Space for tumble dryer. Wall mounted combination boiler providing heating and hot water throughout. Door leading to garage/storage area.

Cloakroom

White suite comprises low level w/c. Wash hand basin. Extractor fan.

First Floor Landing

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

Bedroom 1

12'9" x 12'6"

Radiator. Sealed unit double glazed widow to front. Sealed unit double glazed widow to side.

Bedroom 2

12'8" x 8'6"

Radiator. Sealed unit double glazed widow to rear.

Bedroom 3

12'3" x 8'4"

Radiator. Sealed unit double glazed widow to side. Sealed unit double glazed widow to front.

Bedroom 4

9'7" x 8'9"

Radiator. Sealed unit double glazed widow to front.

Bedroom 5

8'7" x 8'3"

Radiator. Sealed unit double glazed widow to rear.

Bathroom

White suite comprises low level w/c. Vanity wash hand basin. Panelled bath with integrated shower. Heated towel rail. Fully tiled walls. Shaving point. Obscured sealed unit double glazed widow to rear.

Outside - Rear

42' long x 55' wide

West facing. Part patio area Majority laid to lawn. Borders well stocked with flowers, shrubs and bushes. 12' x 8' Wooden storage shed to remain. Outside sockets. Wooden gate giving access to side.

Alternate Rear View

Outside - Front

Located on a corner plot with low maintenance gardens. Array of bushes. Concreted area providing off street parking leading to garage with an electric up and over door.

Garage Store/Workshop

8'8" x 8'1"

Fitted work surfaces. Electric up and over door.

Material Information - Freehold Property

Tenure: Freehold
Council Tax Band: D
Any Additional Property Charges:

Services Connected:
(Gas): Yes
(Electricity): Yes
(Water): Yes
(Sewerage Type): Mains Drainage
(Telephone & Broadband): Yes - For Current Correct Information Please Visit: https://www.ofcom.org.uk/mobile-coverage-checker
Non-Standard Property Features To Note:

JAF 0425

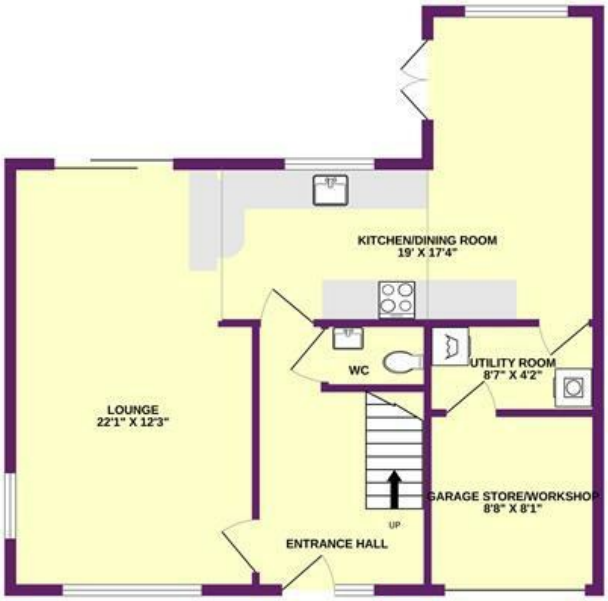
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source 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.

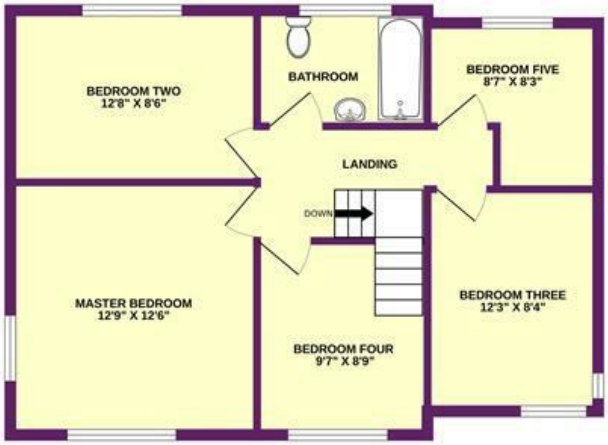
Particular Disclaimer

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.

GROUND FLOOR



1ST FLOOR



CHAPELFIELDS

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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