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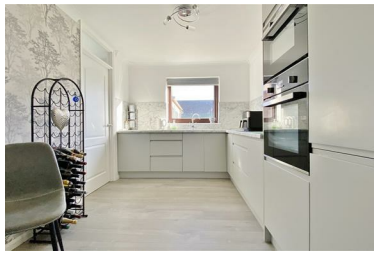
Sheen's
The *Action* Agents

Brightside

Kirby Cross, CO13 0UB

Situated on the sought after 'Frietuna' development and immaculately presented throughout, Sheen's Estate Agents have the pleasure in offering for sale this THREE BEDROOM DETACHED BUNGALOW. The property benefits from 1022 sq feet of accommodation, en-suite to the Master bedroom, summer house/bar and garage & off road parking. The property is approximately half a mile of the Triangle Shopping Centre and within one mile of Frinton's town centre, seafront and mainline railway station with links to London Liverpool Street. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Three Bedrooms
- En-Suite to Master Bedroom
- Modern Kitchen/Breakfast Room
- Utility Room
- Secluded Rear Garden
- UPVC Conservatory
- Summer House/Bar
- Garage & Off Road Parking
- Council Tax Band - E
- EPC Rating - D



Offers In Excess Of £399,995 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

Hallway

Built in airing cupboard housing combination boiler providing heating and hot water throughout. Laminate flooring. Loft access. Radiator. Doors to:

Kitchen/Breakfast Room

14'7" x 8'6"

Fitted with a range of matching fronted units. Marble rolled edge work surfaces. Inset one and a half ceramic bowl sink and drainer unit. Inset four ring electric hob. Built in eye level combination oven featuring integral microwave setting. Further selection of matching units both at eye and floor level. Integrated fridge/freezer. Marble splashback. Laminate flooring. Radiator. Sealed unit double glazed window to rear. Door to:

Utility Room

8'8" x 5'3"

Marble rolled edge work surfaces. Further selection of fronted units both at eye and floor level. Plumbing for washing machine. Laminate flooring. Radiator. Obscured sealed unit double glazed window to side. Obscured sealed unit double glazed door leading to rear garden.

Lounge/Diner

18'11" x 14'8"

Two radiators. Sealed unit double glazed window to rear. Sealed unit double glazed sliding patio door leading to:

Conservatory

10'5" x 7'6"

Laminate flooring. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed sliding patio door leading to rear garden.

Bathroom

Suite comprises of low level WC. Vanity wash hand basin with storage cupboards under. Enclosed panelled bath with wall mounted shower attachment. Partly boarded with wet boards. Laminate flooring. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.

Master Bedroom

13'3" max x 10'8"

Radiator. Newly fitted sealed unit double glazed window to front. Door to:

En-Suite

Suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage space under. Fitted corner shower cubicle with wall mounted shower attachment. Wet board splashback. Laminate flooring. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.

Bedroom Two

11'5" x 8'8"

Radiator. Newly fitted sealed unit double glazed window to front.

Bedroom Three

8'1" x 7'9"

Radiator. Sealed unit double glazed window to side.

Outside - Rear

Part paved area. Remainder laid to lawn. Beds stocked with slate. Access to front via side gate. Outside tap.

Summer House/Bar

14" x 10'9"

Laminate flooring. Fitted bar. Power connected. Windows overseeing garden.

Outside - Front

Hardstanding concrete area providing off street parking leading to garage with up and over door with power/light connected.

Material Information - Freehold Property

Tenure: Freehold
Council Tax Band: E
Any Additional Property Charges: None

Services Connected:
(Gas): Yes
(Electricity): Yes
(Water): Yes
(Sewerage Type): Mains Drainage
(Telephone & Broadband): Yes
Non-Standard Property Features To Note: None

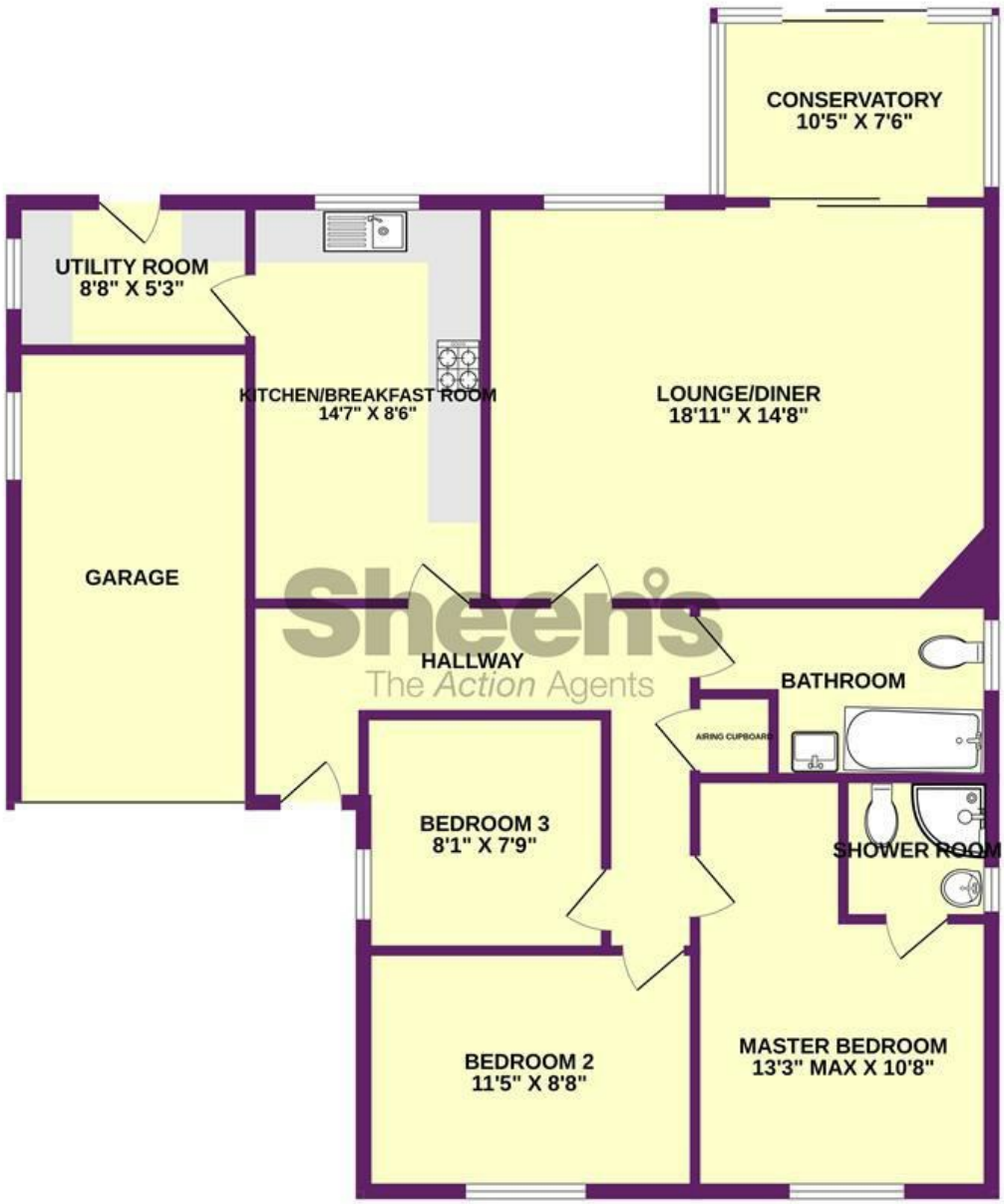
JD/01.24

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

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

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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