



Newport Way Frinton-On-Sea, CO13 0BW

Situated in a sought after location just on the outskirts of Frinton-on-Sea, Sheen's Estate Agents have the pleasure in bringing to market this well presented TWO BEDROOM SEMI-DETACHED BUNGALOW. The property is located within a short stroll of Frinton's Seafront and within a half a mile of the mainline railway station and shopping amenities in Frinton's town centre. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Bedrooms
- Large Lounge/Diner
- 10'8" x 10' Fitted Kitchen
- Fully Double Glazed
- Garage and Off Street Parking
- Private Rear garden
- Sought After Location
- Close to Amenities
- Council Tax C
- EPC Rating D



Price £299,950 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door leading to:-

Entrance Hall

Laminate flooring. Doors to:-

Kitchen

10'8" x 10'

Fitted with a range of matching fronted units. Marble effect rolled edge work surfaces. Inset stainless steel bowl sink and drainer unit. Space for cooker. Further selection of matching units at both eye and floor level. Plumbing for washing machine. Space for fridge/freezer. Part tiled walls. Radiator. Sealed unit double glazed window to side. Obscured sealed unit double glazed door to side.



Lounge/Diner

18' x 11'10"

Brick built fireplace with electric fire under. Laminate flooring. Radiator. Sealed unit double glazed window to front. Door to:-



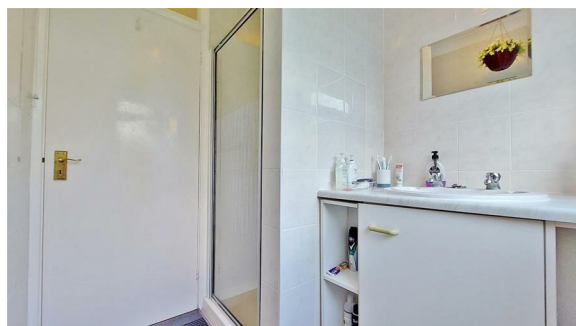
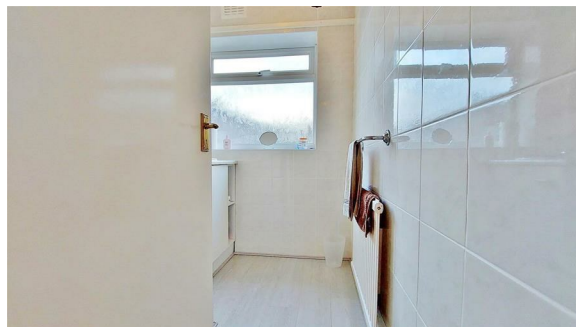
Inner Hall

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



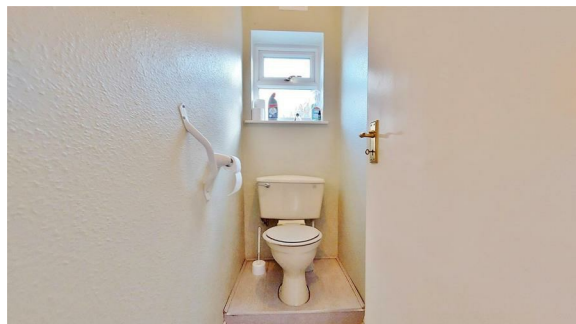
Shower Room

White suite comprises vanity wash hand basin with storage under. Fitted shower cubicle with wall mounted shower. Fully tiled walls. Laminate flooring. Radiator. Obscured sealed unit double glazed window to side.



Separate W/C

Low level w/c. Laminate flooring. Obscured sealed unit double glazed window to side.



Bedroom One

12' x 11'10"

Laminate flooring. Radiator. Sealed unit double glazed 'French' style doors leading to rear garden.



Bedroom Two

10' x 8'8"

Laminate flooring. Radiator. Sealed unit double glazed window to rear.



Outside - Front

Part laid to lawn. Array of bushes. Beds stocking shrubs. Shingled area providing off street parking leading to garage with up and over door. Pathway leading to entrance door.



Outside - Rear

Paved patio area. Borders well stocked with flowers, shrubs and bushes. Part shingled area. Further slabbed patio area to side giving access to detached garage and front.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges: No

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: None

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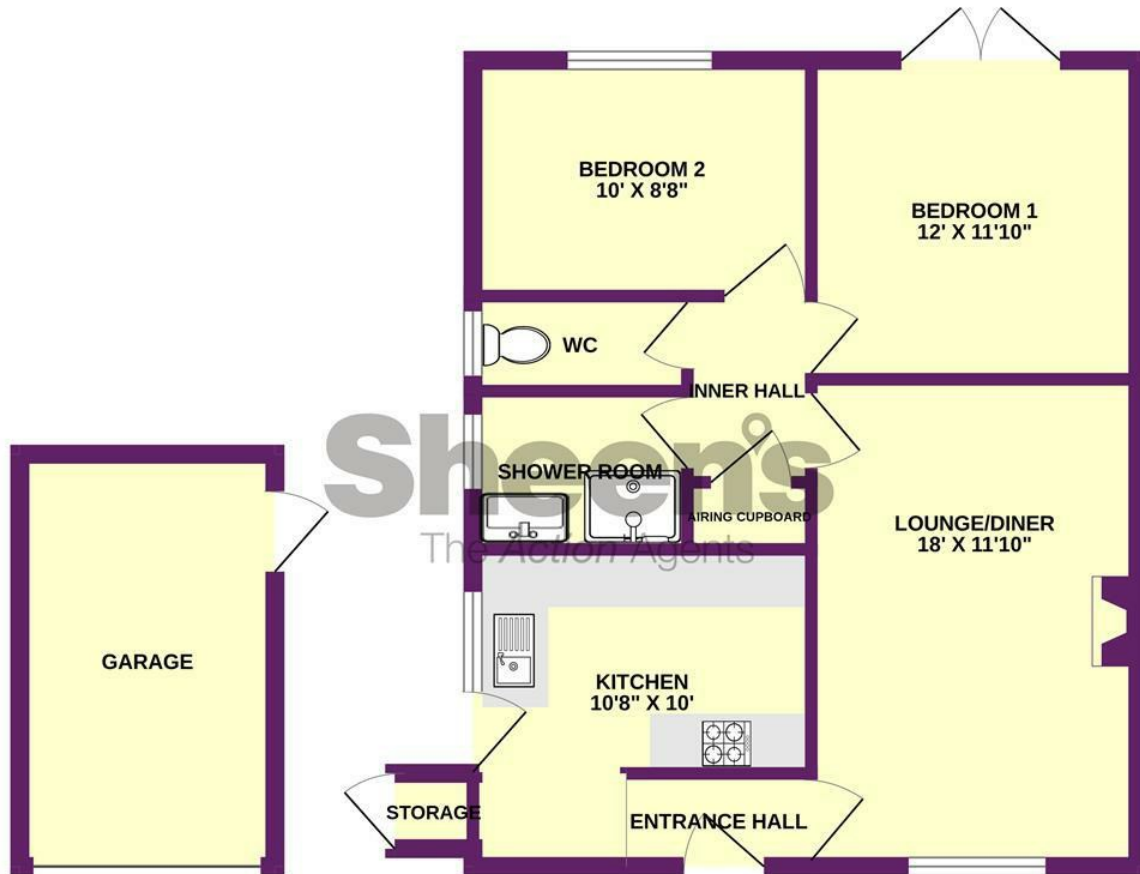
ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

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



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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