



Elm Tree Avenue Frinton-On-Sea, CO13 0BB

Situated in the sought after location of Frinton-on-sea in a NON-ESTATE position just outside the 'Gates', Sheen's Estate Agents have the pleasure in offering for sale this spacious, 1937 EXTENDED TWO DOUBLE BEDROOMED DETACHED BUNGALOW. The property is situated within a short walk of Frinton's town centre, shopping amenities, 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.

- Two Double Bedrooms
- Lounge & Sun Room
- Spacious Kitchen/Dining Area
- Four Piece Bathroom Suite
- West Facing 47' x 43' Rear Garden
- Garage & Off Street Parking
- Non-Estate Position
- Just Outside Frinton 'Gates'
- Close To Amenities
- EPC Rating - C / Council Tax Band - C



Price £390,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double entrance door leading to:

Hallway

Built in storage cupboard. Wood flooring. Radiator. Doors to:



Master Bedroom

11'7" x 11'5"

Built in wardrobes with mirrored sliding doors to one wall. Wood flooring. Radiator. Sealed unit double glazed 'Georgian' style window to front.



Bedroom Two

12' x 10'7"

Built in wardrobes with sliding doors. Wood flooring. Radiator. Sealed unit double glazed 'Georgian' style window to front.



Bathroom

White suite comprising of low level W/C. Vanity wash hand basin with storage cupboard under. Oversized shower cubicle with over head rainfall shower. Panelled bath. Heated towel rail. Tiled flooring. Loft access. Obscured sealed unit double glazed window to side.



Kitchen/Diner



Dining Area

14'9" x 10'

Wood flooring. Radiator. Sealed unit double glazed window to side. Open access leading into:



Kitchen Area

12'7" x 7'10"

Fitted with a range of modern matching fronted units with integrated handles. Wood effect rolled edge work surfaces. Inset stainless steel bowl sink drainer unit with mixer tap. Inset five ring gas hob with built in oven under and fitted extractor fan above. Further selection of matching units at both eye and floor level. Integrated fridge/freezer. Integrated washing matching and dishwasher. Part tiled walls. Wood flooring. Sealed unit double glazed window to rear. Obscured sealed unit double glazed to side. Obscured sealed unit double glazed door to side.



Lounge

13'10" x 11'5"

Wood flooring. Radiator. Bi-folding doors leading to:



Sun Room

10'10" x 10'1"

Wood flooring. Two sealed unit double glazed window to rear. Sealed unit double glazed 'French' style doors leading to rear.



Outside - Rear

47' x 43'

West facing. Patio entertaining area. Majority laid to lawn. Array of shrubs and bushes. Timber constructed bar and enclosed hot tub area. Enclosed by panel fencing. Private access door to garage.



Alternate Rear View



Outside - Front

Hard standing area providing ample off street parking leading to garage. Array of bushes. Part laid with artificial grass. Paved pathway leading to entrance door.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

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:

JAF/02.24

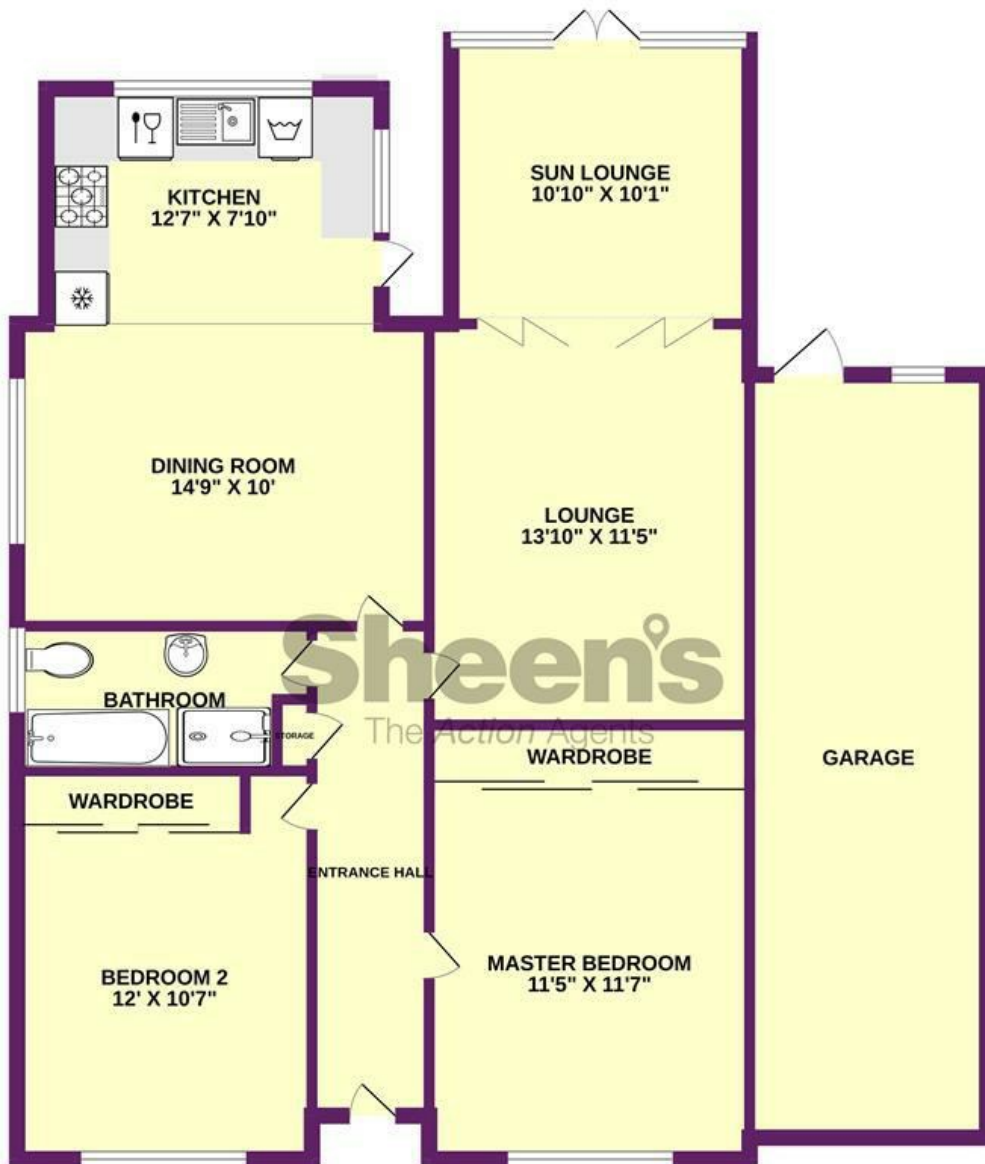
ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

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



ELM TREE AVENUE

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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