



Bemerton Gardens Kirby Cross, CO13 0LQ

Sheen's Estate Agents have the pleasure in offering for rent this **THREE BEDROOM END TERRACE HOUSE**. The property is in a cul-de-sac position and conveniently situated within one and half miles of Frinton town centre with it's shopping amenities in Connaught Avenue and Seafront. Please call us on 01255 852555 to book your viewing.

- Three Bedrooms
- Conservatory
- Fully Double Glazed
- Gas Central Heating
- EPC Rating C
- Council Tax Band B
- Available from 8th September



£1,400 Per Calendar Month

Accommodation comprises with approximate room sizes:-

UPVC double glazed entrance door leading to:

Porch

Sealed unit double glazed window to front and side aspect. Wood glazed door leading to:

Kitchen/Diner

18' x 13'3"

Fitted with a range of light beech effect fronted units at both eye and floor level. Marble effect rolled edge work surfaces. Inset stainless steel single bowl sink drainer unit with mixer taps. Tiled splash backs. Plumbing for washing machine (not tested). Space for cooker. Space for tumble dryer. Under stairs storage cupboard. Further built in cupboard housing combination boiler providing heating and hot water throughout (not tested). Two Radiators. Sealed unit double glazed window to front and side. Sealed unit double glazed door leading to rear. Door to:

Conservatory

14'9" x 12'0"

UPVC construction. Part brick base. Sealed unit double glazed windows to rear and side aspect. Wood flooring. Poly-carbonated roof. Sealed unit double glazed 'French style' doors leading to rear.



Lounge

18'0" x 10'7"

Wood laminated flooring. Two radiators. Sealed unit double glazed window to front. Wood glazed door to conservatory.



Landing

Loft access. Sealed unit double glazed window to rear. Doors to:

Master Bedroom

12' x 10'2"

Wood laminate flooring. Built in wardrobe. Radiator. Sealed unit double glazed window to front.



Bedroom Two

10'7 x 9'7"

Wood laminated flooring. Built in wardrobe. Sealed unit double glazed window to front.



Bedroom Three

8'0" x 7'8"

Built in wardrobe. Radiator. Sealed unit double glazed window to rear.



Bathroom

White suite comprising of low level W/C. Pedestal wash hand basin. Panelled bath with mixer taps and shower attachment. Part tiled walls. Heated towel rail. Obscured sealed unit double glazed window to rear.



Outside Front

Part shingled. Pathway leading to entrance door. Access to rear via side

Outside- Rear

Patio area. Remainder laid to lawn. Enclosed by panel fencing.

Particular Disclaimer

These particulars are produced as a guide to the property and you should always view the property before entering into a contract or paying any referencing fees. All internal and some external photographs are taken using a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Selling properties... not promises

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The *Action* Agents

