



Frietuna Road Kirby Cross, CO13 0QP

Situated on the sought after 'Frietuna' development and being offered with NO ONWARD CHAIN, Sheen's Estate Agents have the pleasure in offering for sale this THREE BEDROOM DETACHED BUNGALOW. The property is conveniently located within one mile of the 'Triangle' shopping centre and within half a 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 size of the accommodation on offer.

- Detached Bungalow
- Three Bedrooms
- Cul-de-Sac Position
- No Onward Chain
- Unoverlooked Low Maintenance Rear Garden
- Close to Mainline Railway Station
- Popular 'Frietuna' Estate
- Close to Shops & Amenities
- EPC Rating - TBC
- Council Tax Band - D



Price £350,000 Freehold

Accommodation comprises with approximate room sizes:-

Sealed unit double glazed hard wood door leading to:-

Porch

Obscured sealed unit double glazed hard wood to:-

Entrance Hall

Electric storage heater. Two built in storage cupboards. Doors to:-



Lounge

15'8" x 14'2"

Two electric storage heaters. Sealed unit double glazed windows to rear. Sealed unit double glazed patio doors to garden.



Kitchen

9'10" x 8'6"

Fitted in a range of matching fronted units. Inset stainless steel sink bowl and drainer unit. Further range of matching fronted units both eye and floor level. Space for oven. Space for fridge/freezer. Plumbing for washing machine. Part tiled walls. Vinyl flooring. Electric storage heater. Sealed unit double glazed window to side. Sealed unit double glazed door to side.



Master Bedroom

12" x 11'4"

Electric storage heater. Sealed unit double glazed window to front.



Bedroom Two

10'2" x 8'4"

Electric storage heater. Sealed unit double glazed window to front.



Bedroom Three

6'6" x 12"

Electric storage heater. Sealed unit double glazed window to rear.



Shower Room

White suite comprises of low level w/c. Pedestal hand wash basin. Fitted shower cubical with wall mounted shower attachment. Fully tiled walls. Obscured sealed unit double glazed window to side.



W/C

Low level w/c. Hand wash basin. Fully tiled walls and floor. Obscured sealed unit double glazed window to side.



Outside - Rear

Low maintenance paved rear garden. Unoverlooked. Array of trees and shrubs. Access to front via side gates.



Outside - Front

Concrete area providing ample off road parking leading to garage with up and over door. Cul-de-sac position.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D - £2216.84

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

DH/08.25

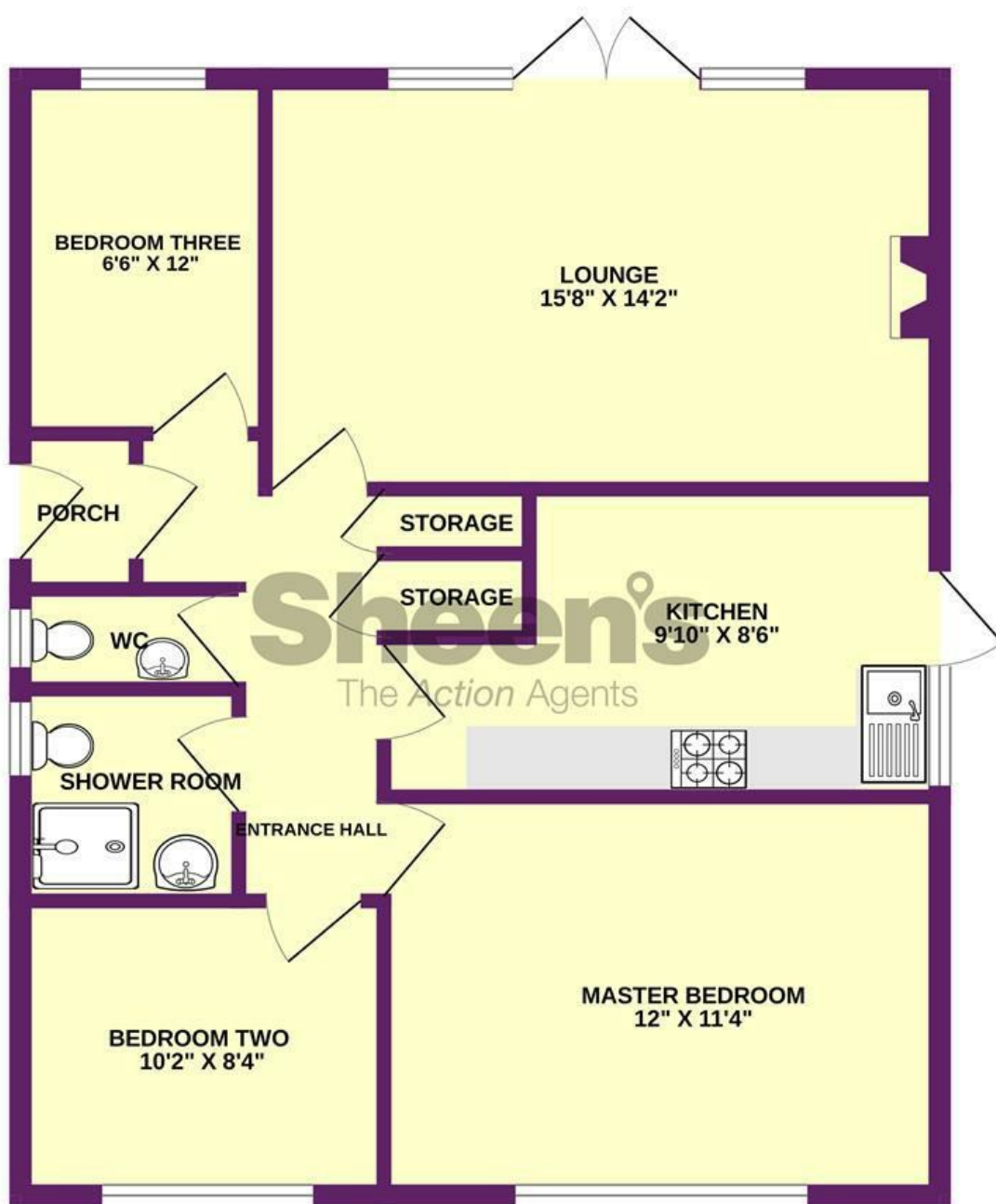
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Disclaimer - wide angle lens etc.

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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