



## Laburnum Crescent Kirby Cross, CO13 0QQ

Situated in the popular area of Kirby Cross, being offered with NO ONWARD CHAIN, Sheen's Estate Agents have the pleasure in offering for sale this TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW. The property is well presented throughout and benefits from a 21ft sun room overlooking a SOUTH FACING garden. The property is also conveniently located within three quarters of a mile 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
- 21ft Sun Room
- Modern Shower Room
- South Facing Rear Garden
- Detached Garage
- Off Road Parking
- Close to Frinton
- No Onward Chain
- Council Tax Band - C
- EPC Rating - E



**Price £310,000 Freehold**

Accommodation comprises with approximate room sizes:-

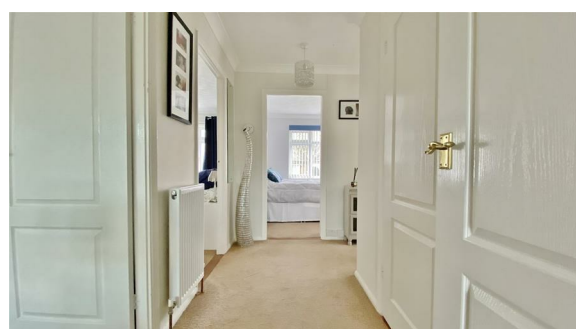
Obscured sealed unit double glazed door leading to:

## Porch

Obscured sealed unit double glazed door leading to:

## Entrance Hallway

Loft access. Radiator. Doors to:





### Bedroom One

12'4" x 10'6"

Fitted wardrobes. Radiator. Sealed unit double glazed window to front.



### Bedroom Two

10'9" x 8'11"

Fitted wardrobes with sliding doors. Radiator. Sealed unit double glazed window to front.



### Shower Room

Low level w/c. Vanity wash hand basin with mixer tap and storage space under. Fitted double length shower cubicle with fitted shower screen and wall mounted shower attachment. Fully tiled walls. Tiled flooring. Obscured sealed unit double glazed window to side.



## Lounge

14'11" x 12'5"

Fire surround with inset gas fire. Radiator. Sealed unit double glazed French style doors leading to sun room. Door to:



## Kitchen

10'9" x 9"

Fitted with a range of matching wooden fronted units. Hard edge work surfaces. Inset stainless bowl sink and drainer unit. Inset four ring gas hob with extractor hood above. Built in eye level electric oven. Built in microwave. Further selection of matching units both at eye and floor level. Integrated fridge/freezer. Plumbing for washing machine. Wall mounted combination boiler. Fully tiled walls. Tiled flooring. Spotlights. Sealed unit double glazed window to rear. Door to:



## Sun Room

21' x 9'6"

Pitched roof. Sealed unit double glazed windows to side and rear aspect. Sealed unit 'French' style doors leading to:



## Outside - Rear

Secluded South Facing landscaped rear garden. Part paved area. Remainder laid to lawn. Beds stocked with flowers and shrubs. Shed to remain. Access to garage with up and over door. Enclosed by panelled fencing.





### Outside - Front

Hardstanding concrete area providing off street parking leading to secured gate access to rear garden. Remainder laid to lawn.

### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: None

### JD/09.25

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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**Sheen's**  
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