



Frinton Road Kirby Cross, CO13 0LF

Being situated with a few hundred yards of local shopping amenities, Sheen's Estate Agents are pleased to offer for sale this THREE BEDROOM, TWO RECEPTION ROOM DETACHED CHALET. The property offers versatile living accommodation whilst being within easy reach of shops and Kirby's mainline railway station.

- Three Bedrooms
- 14'8 max Lounge
- 11'9 Dining Room
- 10'10 Kitchen
- Shower Room
- Double Glazed
- Gas Central Heating (n/t)
- Rear Garden
- Council Tax Band; C
- EPC Rating TBC



Price £300,000 Freehold

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE PORCH

Double glazed window to front and side, glazed door to:

ENTRANCE HALLWAY

Radiator. Storage cupboard. Doors to:

LOUNGE

14'8 into bay x 11'

Double glazed bay window to front. Radiator.



BEDROOM ONE

13'9 into bay x 11'

Double glazed bay window to front. Radiator.



BEDROOM TWO

10' x 10'

Double glazed window to rear. Radiator. Storage cupboard housing wall mounted gas boiler (not tested).



SHOWER ROOM

Comprises; low level WC. Vanity hand wash basin with cupboards under. Independent shower cubicle with wall mounted shower. Heated towel rail. Fully tiled walls. Double glazed window to rear.



DINING ROOM

11'8 x 11'

Double glazed window to side and rear. Radiator. Brick fireplace housing log burner (not tested). Stair flight to first floor. Open access to:



KITCHEN

10'10 x 6'9

Comprises laminated roll edge work surfaces with inset one and a half bowl single drainer sink unit. Plumbing and space for cooker, washing machine and undercounter fridge or freezer. Selection of wall and floor units. Tiled walls. Double glazed window to side. Double glazed door to:



REAR PORCH

Double glazed window to side and rear. Double glazed door to garden.

FIRST FLOOR

BEDROOM THREE

12'10 x 9'9 max

Double glazed window to front. Radiator. Eaves storage. Wall mounted corner sink unit.



CLOAKROOM

Low level W/C

OUTSIDE REAR

Commencing with paved patio area with raised pond. Timber storage shed. Lawned area. Summer house and greenhouse. Enclosed by panel fencing and hedging.



OUTSIDE FRONT

Hard standing front garden.

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band C; Payable 2025/2026 £1970.52 Per Annum

Any Additional Property Charges:

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Yes (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

LE 02.26

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

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

1ST 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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