149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH
01255 852555 frinton@sheens.co.uk sheens.co.uk

Sheen's
The *Action* Agents

Lynne Close
Kirby Cross, CO13 0PY

Situated in a secluded CORNER PLOT position in the popular area of Kirby Cross, Sheen's Estate Agents have the pleasure in offering for sale this TWO BEDROOM DETACHED BUNGALOW. The property benefits from a beautiful mature garden with potential to extend and is conveniently located within one and quarter miles of shopping amenities in Connaught Avenue, 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 Bedrooms
- 18'10" x 13'5" Lounge Diner
- Fitted Kitchen
- Fully Double Windows
- Gas Central Heating
- Garage & Off Road Parking
- South Facing Garden
- Cul-De-Sac Position
- Potential to Extend S.T.P.P
- Council Tax Band: C EPC Rating TBC

Price £294,995 Freehold

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

Entrance Hall

Loft access. Built in airing cupboard housing combination boiler providing heating and hot water throughout. Radiator. Doors to:

Bedroom One

9'9" x 9'6"

Two built in wardrobes. Radiator. Sealed unit double glazed window to front.

Bedroom Two

9'6" x 8'9"

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

Shower Room

Suite comprising of low level WC. Pedestal wash hand basin. Fitted shower cubicle with wall mounted shower attachment. Fully tiled walls. Vinyl flooring. Radiator. Obscured sealed unit double glazed window to rear.

Kitchen

8'11" x 7'6"

Fitted with a range of matching white fronted units. Rolled edge work surfaces. Inset one and a half stainless bowl sink and drainer unit. Inset four-ring electric hob with electric oven. Fitted extractor hood. Further selection of matching units both at eye and floor level. Space for fridge/freezer. Plumbing for washing machine. Space for dishwasher. Fully tiled walls. Tiled flooring. Radiator. Sealed unit double glazed window to front. Door to:

Lounge/Diner

18'10" x 13'5"

Featured surround. Two radiators. Sealed unit double glazed window to side. Sealed unit double glazed sliding patio door leading to:

Conservatory

Tiled flooring. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed door leading to:

Outside - Rear

Part paved area. Remainder laid to lawn. Beds stocked with mature flowers, trees and shrubs. Wooden storage shed to remain. Outside light. Access to front via side gate. Private access door to garage with power and light connected. Enclosed by panelled fencing.

Outside - Front

Hard standing concrete area providing off street parking leading to garage with up and over door. Pathway leading to entrance door. Remainder laid to lawn.

Material Information - Freehold Property

Tenure: Freehold
Council Tax: Tendring District Council; Council Tax Band: C Payable 2025/2026 £2059.18 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:

Agents Note - Restrictive Covenants on Title

This property is subject to restrictive covenants and easements as specified in the Land Registry Charges Register, notably within Transfers dated 7 June 1973 and 12 April 1983. These include provisions regarding building use, boundary fencing, and a historical building scheme. We recommend that all parties review the Register of Title with their legal representative.

LE 03.26

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.

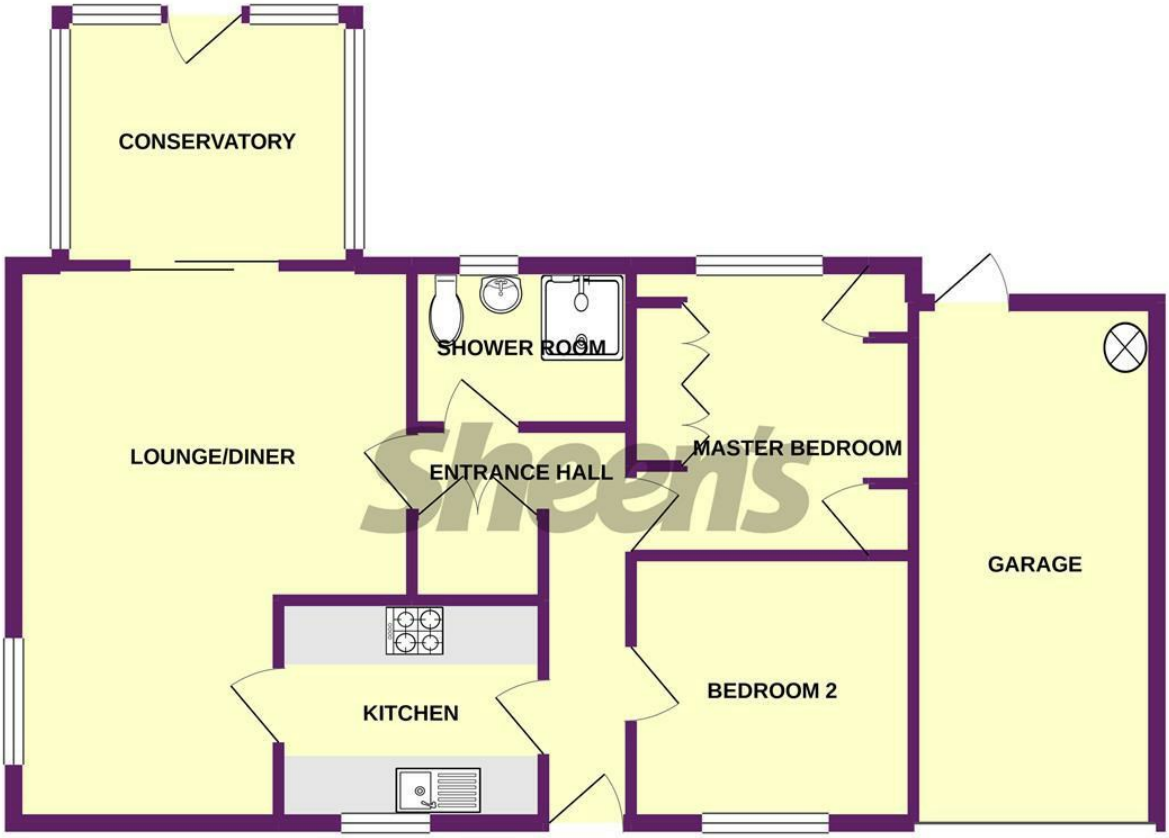
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

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.

Draft Details -

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

GROUND FLOOR
798 sq.ft. (74.1 sq.m.) approx.



TOTAL FLOOR AREA : 798 sq.ft. (74.1 sq.m.) approx.

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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The Property Ombudsman SALES
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