



## Reynards Close Kirby Cross, CO13 0RA

Being offered with NO ONWARD CHAIN and situated in the popular area of Kirby Cross, in a quiet cul-de-sac position, Sheen's Estate Agents have the pleasure in bringing to market this well presented TWO BEDROOM SEMI-DETACHED BUNGALOW. The property is conveniently located within half a mile of Frinton-on-Sea's Mainline Railway Station, Seafront and shopping amenities in Connaught Avenue and it is in the valuers opinion an internal inspection is highly recommended.

- Two Double Bedrooms
- Quiet Cul-De-Sac Position
- Sought After Location
- Close To Shopping Amenities
- 18'1" Lounge With Access To Rear Garden
- No Onward Chain
- Garage & Off Street Parking
- Must be Viewed
- EPC Rating TBC
- Council Tax Band - D



**Price £245,000 Freehold**



Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door with obscured sealed unit double glazed side window panel leading to:-

### Hallway

Loft access. Radiators. Doors to all rooms. Door to:-



### Kitchen

11' x 8'7"

Fitted with a range of matching beech effect fronted units. Marble effect rolled edge worksurfaces. Inset one and a half bowl stainless steel sink and drainer unit with mixer tap. Further selection of matching units at both eye and floor level. Space for cooker with extractor hood above. Space for fridge. Plumbing for washing machine. Part tiled walls. Tiled flooring. Wall mounted boiler providing heat and hot water throughout. Radiator. Sealed unit double glazed window to side. Obscured sealed unit double glazed door to side.



## Bedroom 1

12'2" x 9'2"

Radiator. Sealed unit double glazed window to front.



## Bedroom 2

10'x 9'10"

Built in airing cupboard housing hot water cylinder. Radiator. Sealed unit double glazed window to rear.



## Bathroom

White suite comprises low level w/c. Pedestal wash hand basin. Panelled bath with shower attachment. Fully tiled walls. Tiled flooring. Extractor fan. Radiator. Obscured sealed unit double glazed window to side.



## Lounge

18'1" x 11'8"

Radiator. Sealed unit double glazed French doors with full length double glazed side panels leading to rear.



### Outside - Rear

40'

Wood decked area. Majority laid to lawn. Beds stocking shrubs and bushes. Outside tap. Outside socket. Enclosed by panel fencing. Access to front via side gate.



### Outside - Front

Majority laid to lawn with shrubs. Hardstanding driveway providing off street parking leading to garage with an up and over door.

### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band:

Any Additional Property Charges:

Services Connected:

(Gas):

(Electricity):

(Water):

(Sewerage Type):

(Telephone & Broadband):

Non-Standard Property Features To Note:

## JAF/12.24

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.

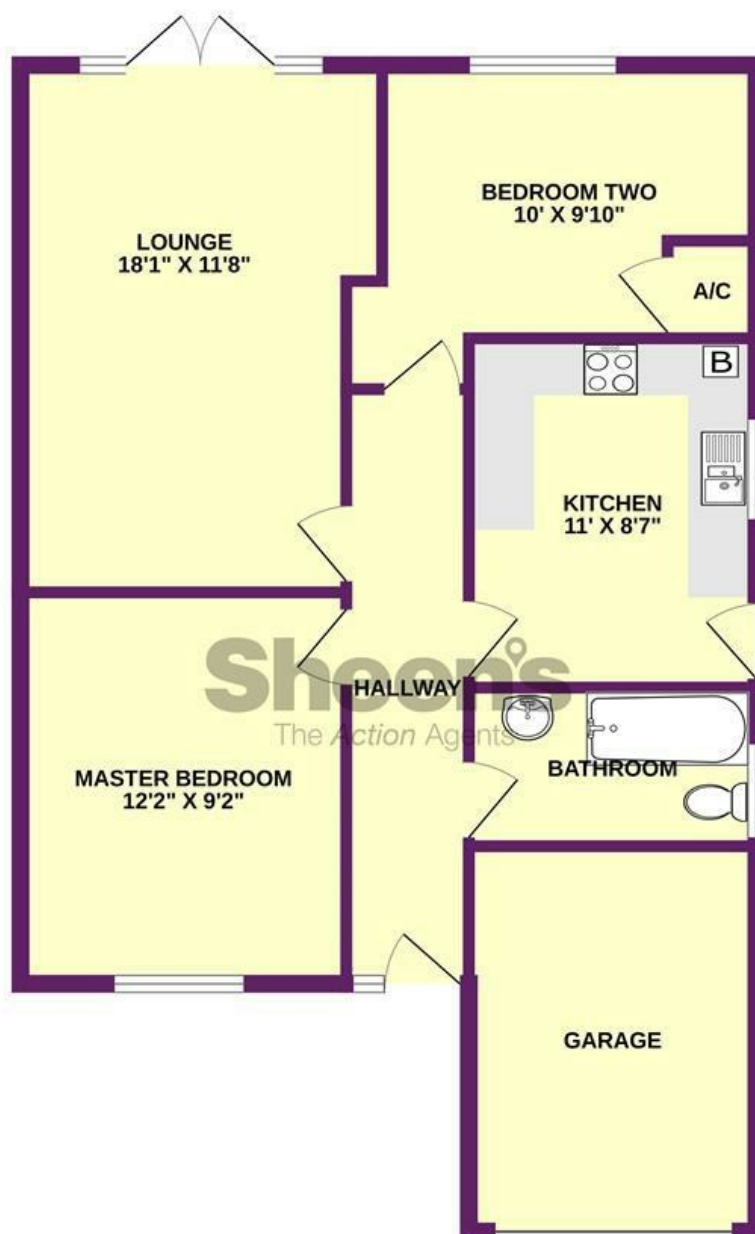
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These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before 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**  
The Action Agents