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Sheen's
The *Action* Agents

Halstead Road
Kirby Cross, CO13 0LR

Situated in the sought after Essex village of Kirby Cross is this 1950's built THREE BEDROOM SEMI-DETACHED HOUSE. The property benefits from mature gardens and a garage & workshop's and is located approximately three quarters of a mile from Kirby Cross's railway station and two miles to Frinton-on-Sea.

- Three Bedrooms
- 12'6" x 11'7" Lounge
- 12' x 10'3" Dining Room
- 10'5" Fitted Kitchen
- Gas Central Heating (n/t)
- Bathroom with Separate W.C.
- Garage & Workshop
- 110' West Facing Rear Garden
- No Onward Chain
- EPC Rating TBC & Council Tax C

Price £290,000 Freehold

The accommodation comprises with approximate room sizes

LOUNGE

12'6" x 11'7"

Feature Fireplace with arch display recess. Radiator. Double glazed window to front.

DINING ROOM

12' x 10'3"

Feature display arch. Radiator. Sliding doors leading to:

CONSERVATORY

9'10" x 9'6"

Double glazed. Windows overlooking garden. Sliding doors to outside.

KITCHEN

10'5" max x 7'5"

Fitted with a range of laminated fronted units with an oak trim. Quartz effect square edge worksurfaces. Drawers, cupboards and storage space under. Inset single drainer stainless steel sink unit. Inset four ring gas hob (not tested). Matching wall units. Tiled splash backs. Wall mounted gas boiler serving hot water and central heating (not tested). Double glazed window to side and rear. Double glazed door to outside.

BEDROON ONE

12'7" x 10'

Radiator. Range of fitted wardrobes with cupboards over bed recess. Double glazed windows to front of property.

BEDROOM TWO

12'7" x 10'

Radiator. Double glazed window to rear.

BEDROOM THREE

8' x 8'

Radiator. Double glazed window to front.

BATHROOM

Fitted with a coloured suite comprises panelled bath. Pedestal hand was basin. Shower cubicle (screen to be fitted). Part tiled walls. Built in airing cupboard with hot water cylinder. Double glazed window to rear.

SEPERATE WC

Partially tiled. Low Level W.C. Double glazed window to side

OUTSIDE - FRONT

Mature front garden enclosed by hedging. Side pedestrian access to outside rear. Hard standing area providing off street parking leading to:

DETACHED GARAGE

110' REAR GARDEN

West facing. Approximately 110'. Mature gardens stocked with flowers, shrubs and trees. Detached workshop.

WORKSHOP

Material Information - Freehold Property

Tenure: Freehold
Council Tax: Tendring District Council; Council Tax Band C ; Payable 2026/2027 £2059.18 Per Annum

Any Additional Property Charges: No

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

Non-Standard Property Features To Note: No

Particular Disclaimer -

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Disclaimer - wide angle lens etc.

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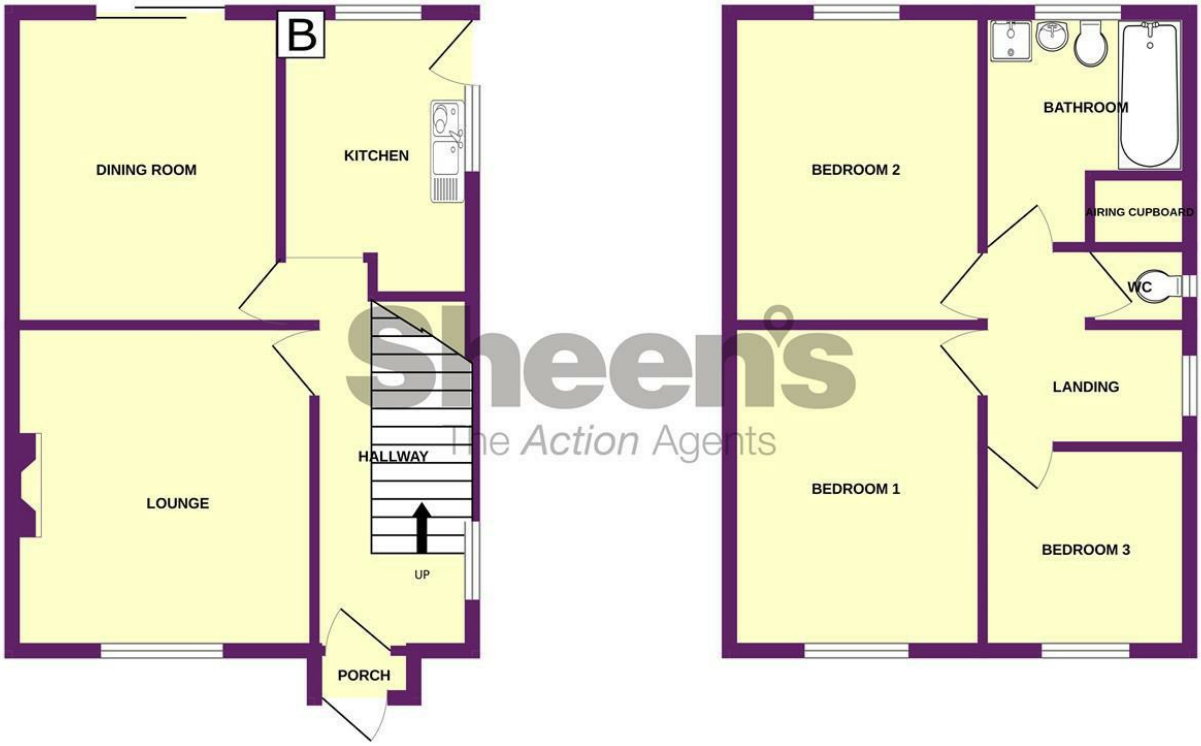
AML Regulations -

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.

GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.

1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 863 sq.ft. (80.2 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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