



## Halstead Road Kirby Cross, CO13 0LW

Being offered with NO ONWARD CHAIN and requiring a programme of full renovation is this non-estate, TWO BEDROOM DETACHED BUNGALOW. The property is conveniently located within a quarter of a mile of Kirby Cross's mainline railway station and is within one mile of Frinton's town centre with shopping amenities and seafront.

- Full Renovation Required
- Two Double Bedrooms
- 60' Rear Garden
- Ample Off Street Parking
- Non-Estate Position
- No Onward Chain
- Room To Extend S.T.P
- Keys To View
- EPC Rating TBC
- Council Tax Band - C



**Price £250,000 Freehold**

Accommodation comprises with approximate room sizes:-

Obscured hardwood entrance door with obscured glazed panel leading to:

### Entrance Porch

Tiled flooring. Obscured original hardwood door leading to:

### Hallway

Wood flooring. Loft access with pull down ladder leading to loft room with skylight. Radiator. Doors to:



### Lounge

15'2" into bay x 10'12"

Tiled feature fireplace with inset gas fire under. Exposed wood flooring. Radiator. Double glazed bay window to front.



### Bedroom One

13'3" x 10'12"

Two built in double wardrobes. Exposed wood flooring. Radiator. Double glazed bay window to front.



### Bedroom Two/Reception Room

11'4" x 10'3"

Fitted storage cupboard. Exposed wood flooring. Radiator. Double glazed patio door to rear.



### Dining Room

12'4" x 10'12"

Fitted storage cupboard housing combination boiler. Exposed wood flooring. Radiator. Double glazed window rear. Door to:



### Kitchen

8'10" x 6'3"

Fitted units at eye and floor level. Inset stainless steel sink. Radiator. Double glazed window to rear. Double glazed door giving access to rear.



### Bathroom

High level w/c. Pedestal wash hand basin. Panelled bath. Part tiled walls. Obscured window to rear.



### Outside - Rear

60' approx

Part patio area. Remainder laid to lawn. Wooden storage shed. Enclosed by panel fencing. Outside tap. Access to front via both sides.



### Outside - Front

Part laid to lawn. Hard standing area providing off street parking.

### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes - For Current Correct Information Please Visit:

<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

### JAF 1025

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.

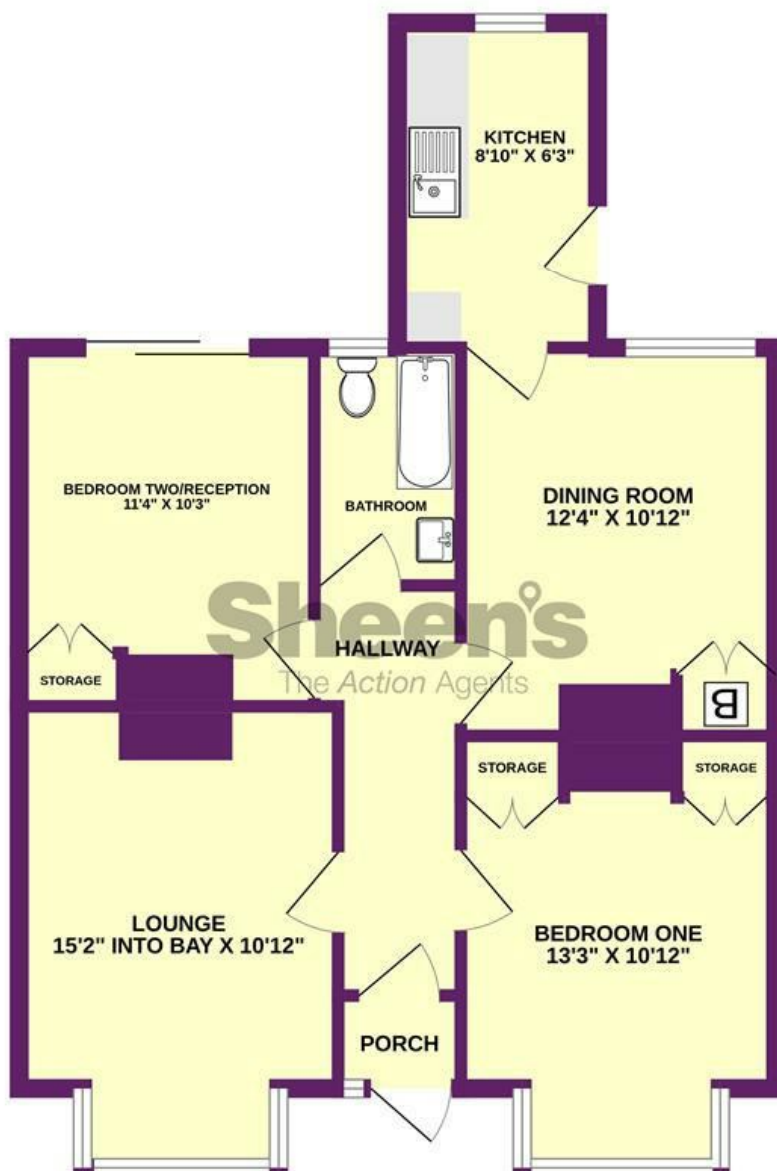
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### Particular Disclaimer

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.



## 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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The Action Agents