149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH
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Sheen's
The *Action* Agents



Halstead Road
Kirby Cross, CO13 0LW

Situated in a NON-ESTATE position and boasting a 70' REAR GARDEN, Sheen's Estate Agents are pleased to offer for sale this THREE BEDROOM DETACHED BUNGALOW being offered with NO ONWARD CHAIN. 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. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Three Bedrooms
- 14'9" x 11' Lounge
- 11'5" Fitted Kitchen
- Utility Area
- Newly Installed Central Heating System
- Ample Off Street Parking
- 70' Approx Rear Garden
- No Onward Chain
- EPC Rating E







Price £325,000 Freehold

Accommodation comprises with approximate room sizes:-

Sealed unit double glazed entrance door leading to:-

Porch

Tiled flooring. Sealed unit double glazed windows to front. Sealed unit composite entrance door leading to:



Hall

Wood flooring. Loft access. Radiator. Doors to:-



Lounge

14'9" x 11'

Feature brick built fireplace. Radiator. Sealed unit double glazed bay window to front.







Bedroom 1

12'7" x 11'1"

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



Bedroom 2

10'6" x 10'1"

Radiator. Sealed unit double glazed window to rear.

Shower Room

Newly fitted with a white suite comprises low level w/c. Pedestal wash hand basin. Fitted corner shower cubicle with shower attachment and overhead 'rainfall' shower. Part tiled walls. Heated towel rail. Obscured sealed unit double glazed window rear.



Kitchen

11'5" x 11'

Fitted with a range of white fronted units. Wood effect rolled edge work surfaces. Inset ceramic bowl sink drainer unit with mixer taps. Space for cooker. Fitted extractor fan. Further selection of matching units at both eye and floor level. Fitted breakfast bar. Exposed wooden flooring. Inset feature fireplace. Part tiled walls. Sealed unit double glazed window to rear. Door to:-





Utility

Plumbing for washing machine. Space for fridge/freezer. Newly installed wall mounted combination boiler serving heating and hot water throughout. Obscured sealed unit double door giving access to side. Door to:-



Bedroom 3/Sun Room

13'2" nar to 9' x 9'9"

Wood flooring. Radiator. Sealed unit double glazed window to side. Sealed unit double glazed patio doors to rear.



Outside - Front

Hard standing area providing ample off street parking for several vehicles. Beds stocking flowers, shrubs and bushes. Access to rear via both sides.

Outside - Rear

70' approximately. Concreted patio area. Remainder laid to lawn. Array of beds well stocked with shrubs, bushes and trees. Wooden storage shed to remain. Treehouse to remain.









Material Information - Freehold Property

Tenure: Freehold
Council Tax Band: C - £2059.18
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:

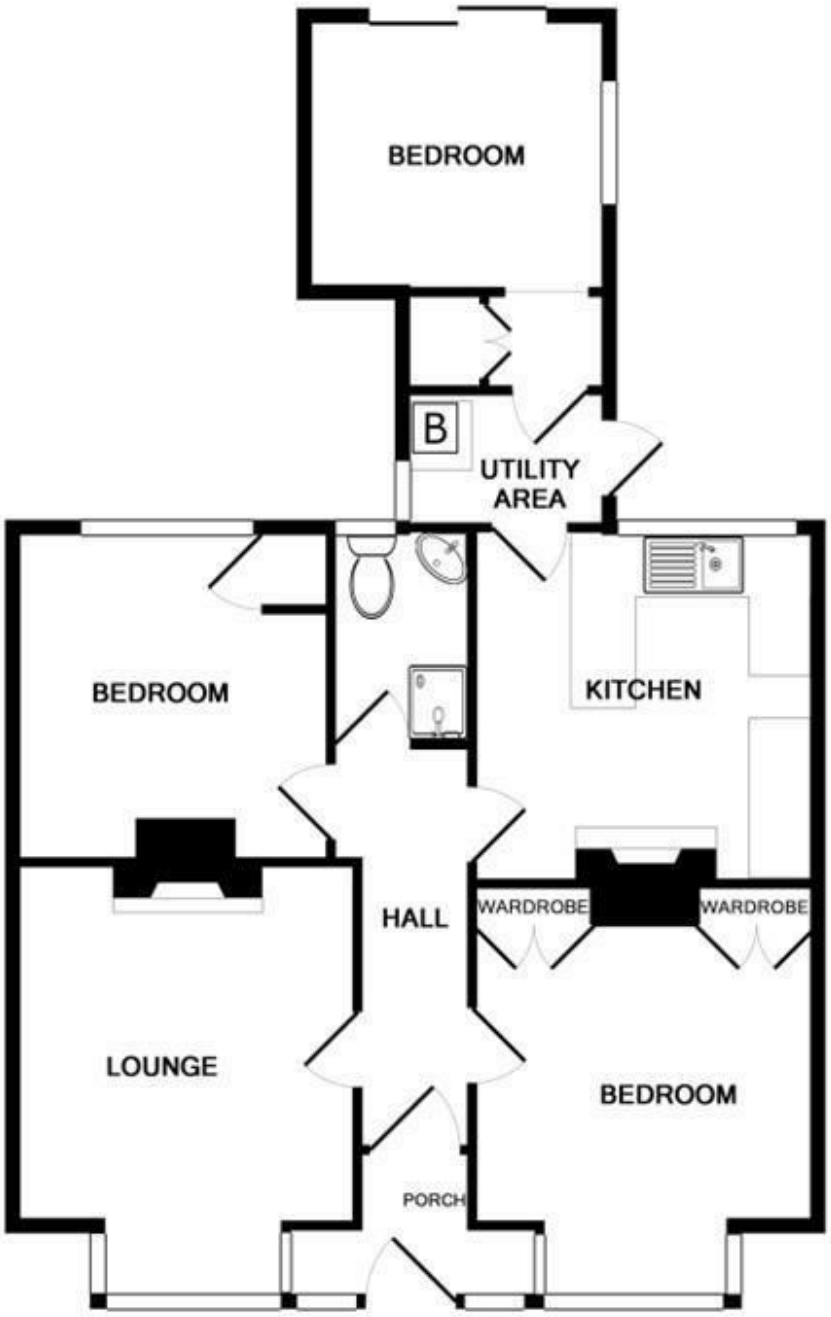
JAF 0923

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.

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.



HALSTEAD ROAD

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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