



## Beverley Drive Kirby Cross, CO13 0UE

Located on the popular 'Frietuna' development and being offered with NO ONWARD CHAIN, Sheen's Estate Agents have the pleasure in offering for sale this THREE BEDROOM END-TERRACE HOUSE. The property boasts two reception rooms, 35' private rear garden and off street parking and a garage. Ideal for a First Time buyer or Buy to let investors and conveniently situated within one mile of Frinton's town centre with shopping amenities, Seafront and mainline railway station with links to London Liverpool Street an internal viewing is highly recommended.

- Three Bedrooms
- Popular 'Frietuna' Development
- 14'11" x 11' Lounge
- 14'11" Kitchen/Dining Room
- 35' South Facing Private Rear Garden
- Ideal For First Time Buyers Or Investment
- Close To Shopping Amenities
- No Onward Chain
- Garage & Off Street Parking
- EPC Rating D / Council Tax Band C



**Price £235,000 Freehold**

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door leading to:

### Entrance Hall

Built in storage cupboard. Wood effect vinyl flooring. Radiator. Door to:



### Lounge

14'11" x 11'

Fitted shelving. Radiator. Sealed unit double glazed window to front. Door to:



### Kitchen/Dining Room

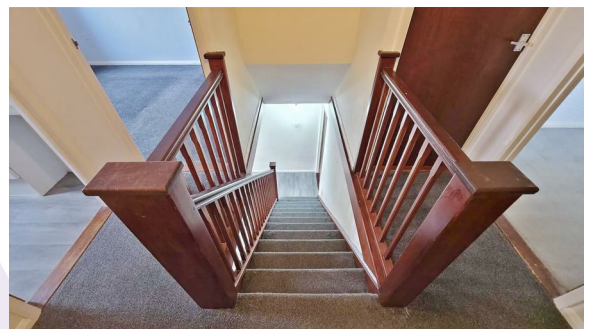
14'11" x 13'1"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset stainless steel bowl sink drainer unit. Space for cooker. Further selection of matching units at both eye and floor level. Wall mounted combination boiler providing heating and hot water throughout. Space for fridge. Part tiled walls. Wood effect vinyl flooring. Stair flight to first floor. Radiator. Two sealed unit double glazed windows to rear. Sealed unit double glazed door to rear.



### First Floor Landing

Built in airing cupboard. Loft access. Doors to:



### Bedroom One

11'8" x 8'4"

Built in wardrobes. Fitted shelving. Radiator. Sealed unit double glazed window to rear.



### Bedroom Two

9'6" x 6'1"

Radiator. Sealed unit double glazed window to front.



### Bedroom Three

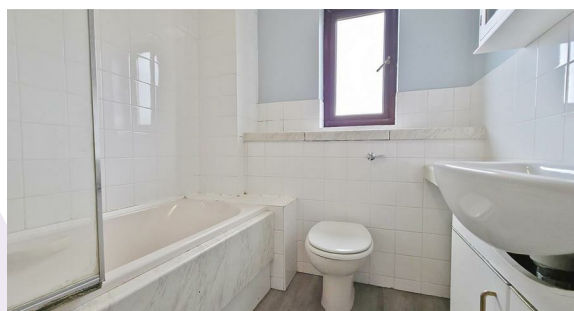
8'6" x 6'7"

Radiator. Sealed unit double glazed picture bay window to side.



### Bathroom

Suite comprising of low level W/C with concealed cistern. vanity wash hand basin with storage cupboards under. Panelled bath with wall mounted electric shower and fitted glass shower screen. Part tiled walls. Wood effect vinyl flooring. Obscured sealed unit double glazed window to rear.



### Outside - Rear

35'. South facing. Part patio area. Remainder laid to lawn. Wooden storage shed. Enclosed by panel fencing. Gate giving access to side.



### Outside - Front

Majority laid to lawn. Pathway leading to entrance door. Off street parking and garage in a block.



### 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.

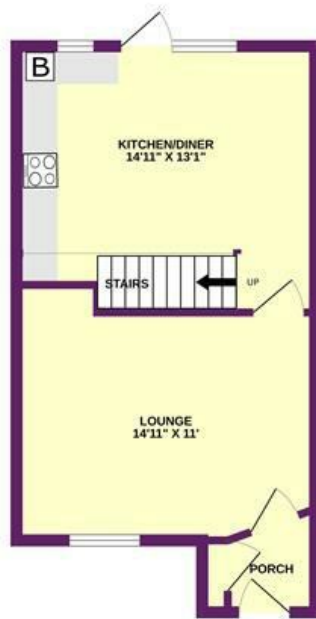
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

## 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.



GROUND FLOOR



1ST FLOOR  
**Sheen's**  
The Action Agents



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

