



## Frinton Road Kirby Cross, CO13 0LD

Located in the sort after area of Kirby Cross on the Fringes of Frinton-on-Sea, Sheen's Estate Agents have the pleasure in bringing to market this STUNNING, TWO BEDROOM SEMI-DETACHED BUNGALOW. Being located within easy reach of amenities, this one of a kind property boasts a stunning manicured LARGE south facing rear garden, two double bedrooms, modern ensuite and bathroom and plenty of off street parking leading to a detached garage. The property is conveniently located within three hundred yards of Kirby Cross's mainline railway station with links to London Liverpool Street and is within one mile of Frinton's town centre with shopping amenities in Connaught Avenue and seafront. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Double Bedrooms
- Large South Facing Graden
- Extended Semi-Deatched Bungalow
- Stunning Throughout
- Modern Bathroom & Ensuite
- Non-Estate Position
- Close to Shops, Amenities & Kirby's Mainline Railway Station
- Garage & Ample Off Street Parking
- EPC Rating - C
- Council Tax Bad - C



**Price £325,000 Freehold**

The accommodation comprises approximate room sizes:

Obscured sealed unit double glazed door to:-

### Lobby

Tiled flooring. Door to:-

### Kitchen/Dining Room

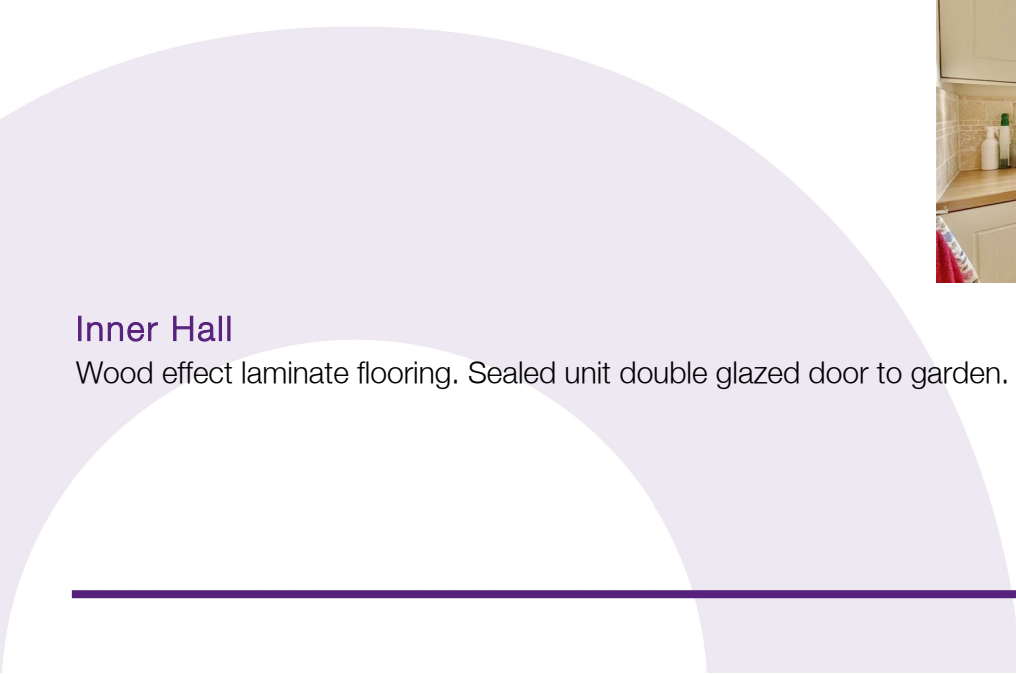
15'3" x 13'1"

Fitted in a range of matching fronted units. Wood effect square edge work surfaces. Inset ceramic one and a half sink bowl and drainer unit. Inset four ring electric hob with extractor hood above and electric oven under. Further range of matching units both eye and floor level. Integrated washing machine, dishwasher and fridge/freezer. Tiled splash back. Wood effect laminate flooring. Radiator. Sealed unit double glazed window to side. Opening to:-



### Inner Hall

Wood effect laminate flooring. Sealed unit double glazed door to garden. Door to:-



## Lounge

18'6" x 12'1"

Radiator. Sealed unit double glazed window to side. Sealed unit double glazed patio doors to garden.



## Hallway

Radiator. Wood effect laminate flooring. Built in airing cupboard. Built in storage cupboard housing combination boiler providing hot water and heating throughout. Loft access via loft hatch with pull down ladder (fully boarded with potential for loft conversion S.T.P.P). Doors to:-



## Master Bedroom

15' x 13'9"

Radiator. Sealed unit double glazed bay window to front.



## Bedroom Two

11'11" x 8'10"

Radiator. Fitted wardrobe. Sealed unit double glazed window to side. Door to:-



## Ensuite

Modern suite comprises of low level w/c. Vanity hand wash basin with storage cupboards under. Fitted shower cubicle with wall mounted shower attachment. Heated towel rail. Spotlights. Extractor fan. Fully tiled walls. Vinyl flooring. Obscured sealed unit double glazed window to side.



## Bathroom

White suite comprises of low level w/c. Vanity hand wash basin with storage cupboards and drawers under. Fitted panelled bath. Heated towel rail. Spotlights. Extractor fan. Fully tiled walls and flooring. Obscured sealed unit double glazed window to side.



### Outside - Rear

South Facing. Large rear garden comprising of an array of mature flowers, trees shrubs and bushes. Part patio area. Part artificial grass. Raised decking area. Remainder laid to lawn. Summerhouse to remain. Greenhouse to remain. Wooden gate to front. Enclosed by panelled fencing.



## Summerhouse

Fully insulated. Power and light connected.



## Outside Rear - Alternative View



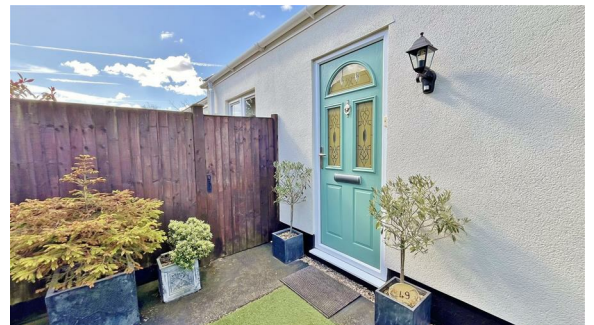
### Garage

Side access to garage. Up and over door. Power and light connected.



### Outside - Front

Part paved area. Part artificial grass. Remainder laid to shingle with ample off street parking. Electric charging point.



## Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band C ; Payable 2025/2026 £1970.52 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (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: N/A

## DH/ 03.26

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.

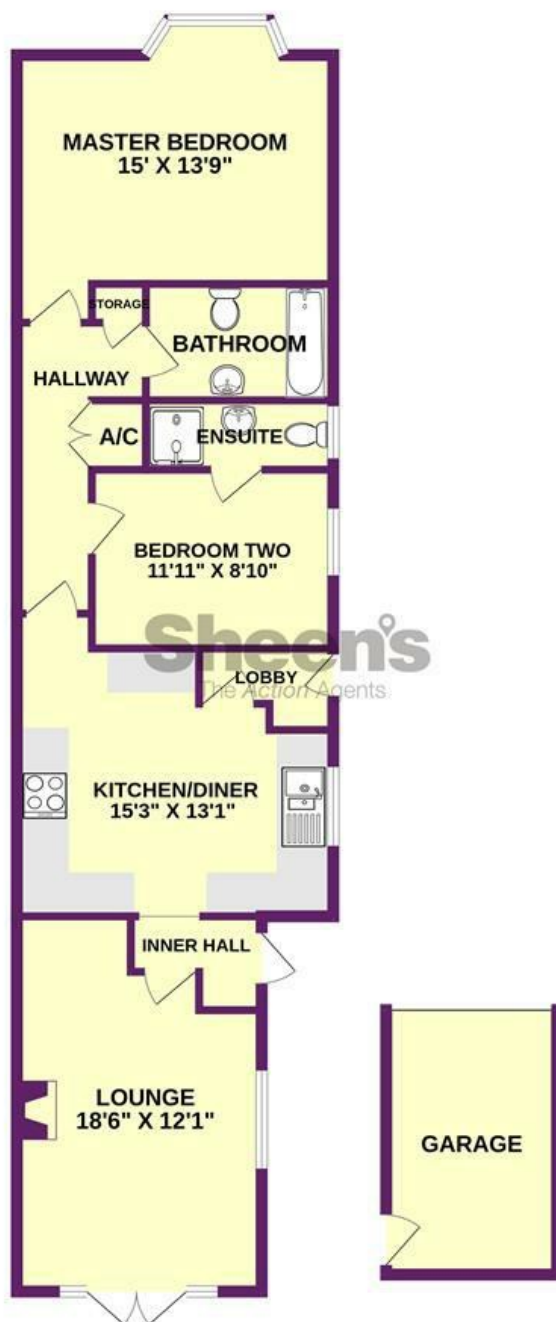
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

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.  
Made with Metropix ©2026

## Selling properties... not promises

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH  
☎ 01255 852555 ✉ frinton@sheens.co.uk 🌐 sheens.co.uk

**Sheen's**  
The Action Agents