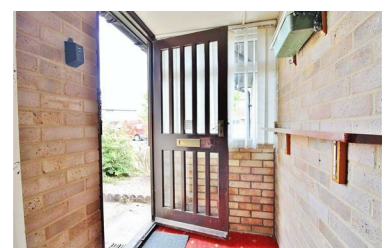




## Mandeville Way Kirby Cross, CO13 0RS

Being offered with NO ONWARD CHAIN in need of refurbishment, Sheen's Estate Agents have the pleasure in bringing to market this good sized, THREE BEDROOM DETACHED BUNGALOW on the sought after Frinton development. The property boasts a detached double garage, en-suite to master bedroom, south facing rear garden and is located on a corner plot. Located within a short stroll to shopping amenities at the 'Triangle' shopping centre and within one mile of Frinton's town centre, mainline railway station and seafront an early viewing is strongly recommended to avoid missing out.

- Three Bedrooms
- En-Suite to Master Bedroom
- 21'2" max Lounge/Diner
- 18'7" Sun Lounge
- Refurbishment Required
- Corner Plot
- South Facing Rear Garden
- Double Garage
- No Onward Chain
- EPC Rating D



**Price £375,000 Freehold**



DRAFT DETAILS - NOT YET APPROVED BY VENDOR

Accommodation comprises with approximate room sizes:-

Hardwood entrance door giving access to:

### Porch

Sealed unit double glazed window to front. Door giving access to:



### Hallway

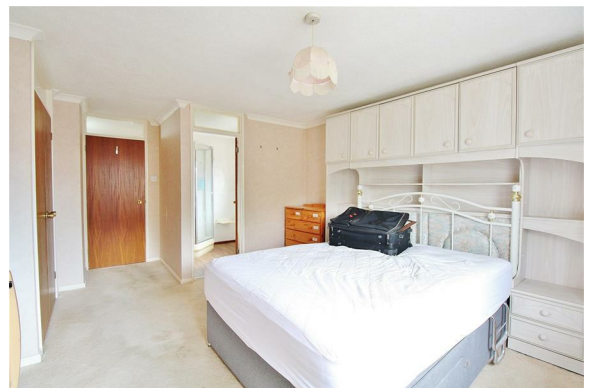
Built in storage cupboard. Built in airing cupboard housing hot water cylinder. Loft access. Radiator. Doors to:



## Master Bedroom

17'5" x 12'10" max

Two built in double wardrobes. Radiator. Double glazed window to rear. Door to:



## En-Suite

Suite comprising of low level W/C. Pedestal wash hand basin. Corner shower cubicle with integrated shower. Fully tiled walls. Radiator. Obscured double glazed window to side.



## Bedroom Two

11' x 10'4"

Built in double wardrobe. Radiator. Double glazed window to front.



### Bedroom Three

9'4" x 9'3"

Radiator. Double glazed window to front.



### Bathroom

Suite comprising of low level W/C. Pedestal wash hand basin. Panelled bath with shower attachment. Fully tiled walls. Radiator. Obscured double glazed window to side.



### Kitchen

13'8" x 8'5"

Fitted with a range of medium fronted units. Marble effect rolled edge work surfaces. Inset one and half bowl sink drainer unit with mixer tap. Further selection of matching units at both eye and floor level. Corner display unit. Space for eight ring cooker. Space for fridge and freezer. Plumbing for automatic washing machine. Fully tiled walls. Serving hatch to dining area. Radiator. Double glazed window to front. Obscured sealed unit double glazed door to side.





### Lounge/Diner

21'2" max x 17'5" max

Two radiators. Double glazed window to sun lounge. Double glazed patio doors to:



### Sun Lounge

18'7" x 8'8"

Radiator. Double glazed windows to rear and side aspect. Sealed unit double glazed 'French' style doors to rear.

### Outside - Rear

South facing. Patio area. Remainder laid to lawn Array of beds stocking shrubs and bushes. Two wooden storage sheds. Greenhouse. Enclosed by panel fencing. Private access to door to:

## Double Garage

17'6" x 16'5"

Loft access. Power and lighting connected. Two up and over doors to front fitted June 2022.



## Outside - Front

Corner plot. Part shingled beds stocking flowers and shrubs. Hard standing area providing off street parking leading to double garage.



## Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: E

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

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

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

Non-Standard Property Features To Note:

## JAF 1224

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

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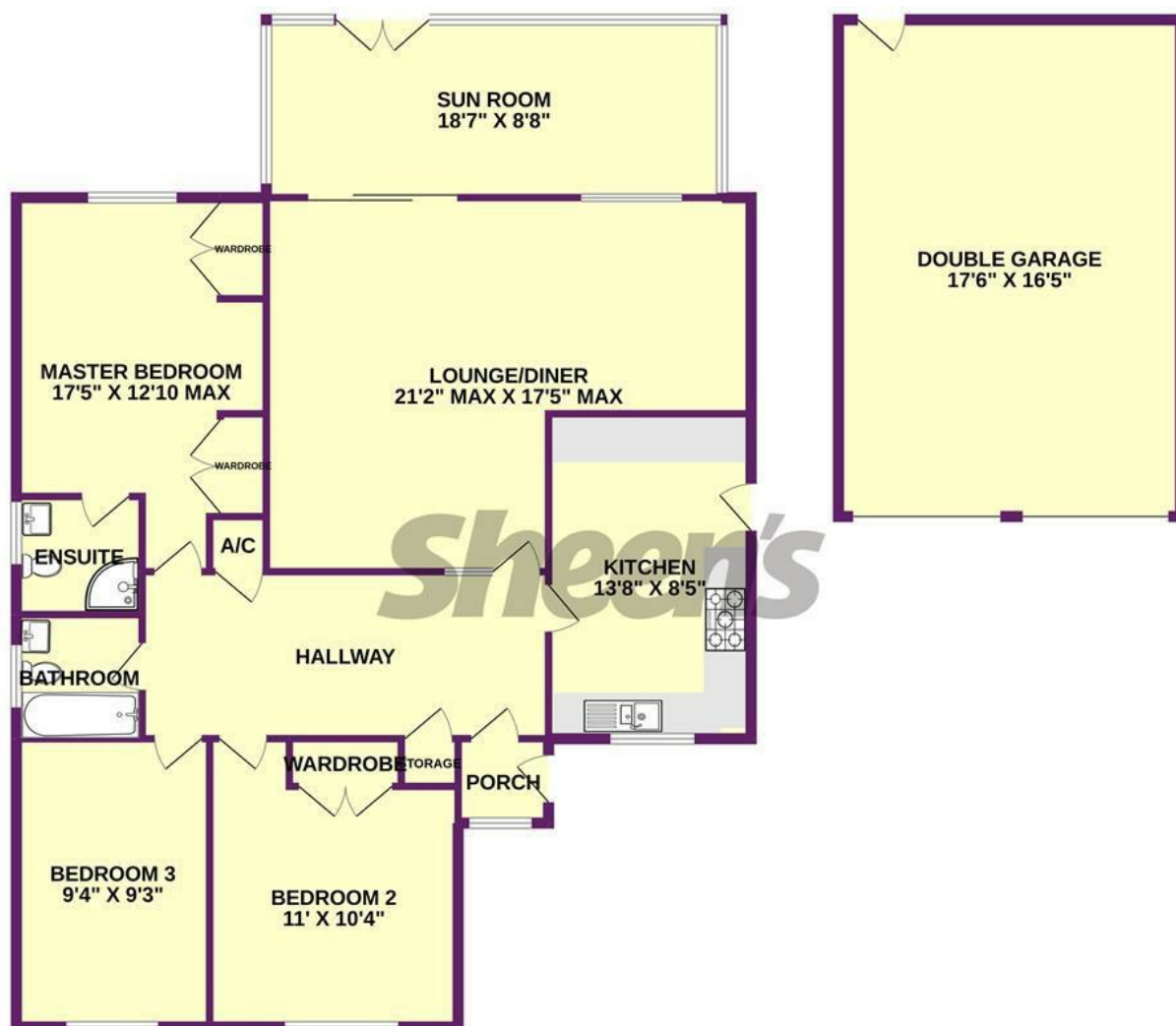
## Mandeville Way, Kirby Cross, CO13 0RS

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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

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

**Sheen's**  
The Action Agents