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

Sycamore Way
Kirby Cross, CO13 0QW

Conveniently situated approximately one and quarter miles from Frinton's town centre, mainline railway station and the beautiful greensward and seafront, Sheen's Estate Agents have the pleasure in bringing to market this TWO BEDROOM SEMI-DETACHED BUNGALOW. The property is located in the sought after area of Kirby Cross and boasts stunning FARMLAND and DISTANT SEA VIEWS, un-overlooked south facing rear garden, 19'3" conservatory and a garage. Being offered with NO ONWARD CHAIN it is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Bedrooms
- Stunning Farmland & Distant Sea Views
- 19'3" Conservatory
- 15'9" Lounge
- Quiet, Non-Estate Position
- South Facing Rear Garden
- Garage & Potential Off Street Parking
- No Onward Chain
- Must Be Viewed
- EPC Rating D / Council Tax Band C

Price £269,995 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door leading to:

Hallway

Loft access. Radiator. Doors to:

Bedroom One

12'6" x 12'4"

Fitted wardrobes to one wall. Radiator. Sealed unit double glazed bay window to front.

Bedroom Two

10'8" x 8'10"

Radiator. Sealed unit double window to front.

Shower Room

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

Lounge

15'9" x 12'5"

Radiator. Wall mounted electric fire. Picture length sealed unit double glazed window to conservatory.

Kitchen

10'9 x 9'1"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset stainless steel bowl sink drainer unit with mixer tap. Further selection of matching unit at both eye and floor level. Space for cooker. Space for fridge/freezer. Plumbing for washing machine. Fully tiled walls. Wall mounted boiler. Sealed unit double glazed window to conservatory. Sealed unit double glazed door leading to:

Conservatory

19'3" x 8'

Part brick base. Pitched glass roof. Sealed unit double glazed windows to rear aspect. Door leading to:

Outside - Rear

Part patio area. Part artificial grass. Borders stocked with flowers and shrubs. Farmland and distant sea views. Private access door to garage. Gate giving access to front.

Outside - Front

Array of flowers, shrubs and bushes. Hard standing area leading to garage with an electric door.

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
Non-Standard Property Features To Note:

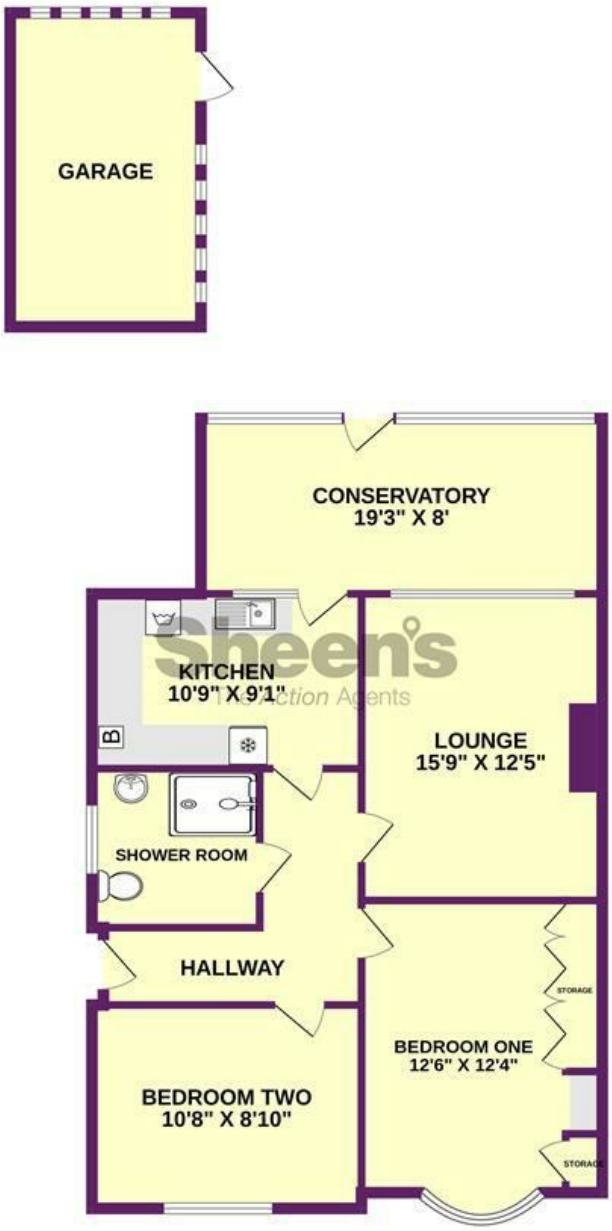
JAF/08.25

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 - £150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal 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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