



## Lushington Avenue Kirby Cross, CO13 0RF

Being offered with NO ONWARD CHAIN in a quiet cul-de-sac position on the outskirts of Frinton-on-Sea is this TWO DOUBLE BEDROOM DETACHED BUNGALOW. The property is in need of some modernisation and boasts well proportioned rooms throughout, south facing rear garden and ample off street parking leading to a detached garage. The property is conveniently located within one mile of shopping amenities in Connaught Avenue, seafront and mainline railway station with links to London Liverpool Street.

- Two Double Bedrooms
- Modernisation Required
- Outskirts Of Frinton-on-Sea
- Quiet Cul-de-Sac Position
- South Facing Rear Garden
- Ample Off Street Parking & Detached Garage
- No Onward Chain
- Close To Shopping Amenities
- EPC Rating D
- Council Tax Band - C



**Price £250,000 Freehold**



Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door with matching full length obscured glazed panel leading to:

### Hallway

Loft access. Built in storage cupboard Doors to:



### Lounge

18' x 11'4"

Radiator. Obscured sealed unit double glazed window to side. Double glazed patio doors leading to:



### Conservatory

12' x 7'10"

Glass roof. Windows to side and rear aspect. Doors leading to rear garden.



## Kitchen

10'9" x 10'7"

Fitted with a range of matching high gloss fronted units. Marble effect rolled edge work surfaces, Inset one and half bowl sink drainer unit with mixer tap. Inset four ring electric hob with fitted extractor fan above. Further selection of matching units at both eye and floor level. Built in double oven at eye level. Wall mounted combination boiler providing heating and hot water throughout. Fully tiled walls. Radiator. Sealed unit double glazed window to rear. Obscured sealed unit double glazed door to side.



## Bedroom One

16'7" x 11'4"

Radiator. Obscured sealed unit double glazed window to side. Sealed unit double glazed window to front.



## Bedroom Two

11' x 10'8"

Radiator. Sealed unit double glazed window to front.



## Bathroom

White suite comprising of low level W/C. Vanity wash hand basin with storage cupboards under. Walk in bath with shower attachment. Fully tiled walls. Tiled flooring. Radiator. Obscured sealed unit double glazed window to side.



### Outside - Rear

South facing. Majority laid to lawn. Array of bushes Gate leading to front.



### Outside - Front

Laid to lawn. Hard standing area providing ample off street parking leading to a detached garage with an up and over 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/08.24

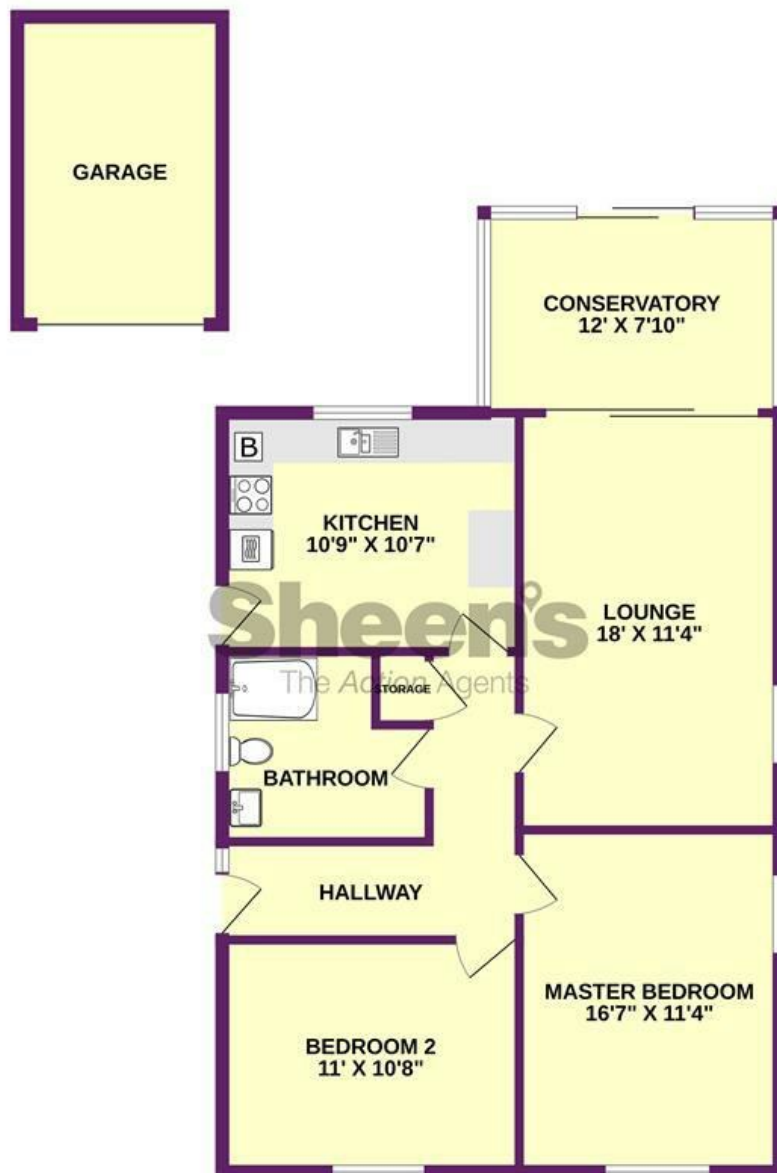
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## GROUND FLOOR



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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