



Frinton Road Kirby Cross, CO13 0PW

Located in the popular area of Kirby Cross, in a non-estate position, Sheens Estate Agents have the pleasure in offering for sale this well presented **THREE BEDROOM DETACHED BUNGALOW**. The property is within easy reach of bus stops, and conveniently situated within a mile of Frinton's town centre with shopping amenities, seafront and mainline railway station with links to London Liverpool Street. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- **Three Bedrooms**
- **16'10" x 11'11" Lounge/Diner**
- **Modern Kitchen**
- **Modern Shower Room**
- **Detached Garage & Off Road Parking**
- **110ft Rear Garden**
- **Immaculately Presented**
- **Non-Estate Position**
- **Council Tax Band - D**
- **EPC Rating - D**

Price £379,995 Freehold



Accommodation comprises with approximate room sizes:-

Sealed unit leadlight double glazed French doors leading to:-

Porch

Tiled flooring. Obscured sealed unit double glazed window to front. Obscured sealed unit double glazed door leading to:-

Entrance Hall

Laminate flooring. Two radiators. Loft access. Two obscured sealed unit double glazed windows to front. Door to:-



Lounge/Diner

16'10" x 11'11"

Marble fire surround with inset gas fire. Radiator. Sealed unit double glazed windows to front and side.



Bedroom 3

8' x 7'8"

Laminate flooring. Radiator. Sealed unit double glazed window to side.

Shower Room

Modern suite comprises low level w/c. Pedestal wash hand basin. Fitted double length shower cubicle with waterfall shower attachment and sliding door. Fully tiled walls. Resin flooring. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



Bedroom 1

13'10" x 10'9"

Radiator. Sealed unit double glazed windows to side and rear.



Bedroom 2

10'x 9'10"

Radiator. Sealed unit double glazed window to side.



Kitchen

10'9" x 9'7"

Fitted with range of wooden fronted units. Marble effect rolled edge worksurfaces. Inset one and a half bowl stainless steel sink and drainer unit. Inset four ring gas hob with extractor hood above and electric oven under. Further selection of matching units at both eye and floor level. Enclosed combination boiler providing heat and hot water throughout. Plumbing for washing machine. Space for fridge. Part tiled walls. Laminate flooring. Sealed unit double glazed window to rear. Obscured sealed unit double glazed door leading to:-



Outside - Rear

Part paved area. Remainder laid to lawn. Array of trees. Shed to remain. Private access door to garage with power and light connected. Access to front via side gate. Enclosed by panelled fencing.



Outside - Front

Landscaped block paved driveway providing off street parking for several vehicles leading to garage with an up and over door. Remainder laid to shingle and beds with array of shrubs and trees. Outside light. Enclosed by brick wall and panelled fencing.

Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband):

Non-Standard Property Features To Note:

JD/01.24

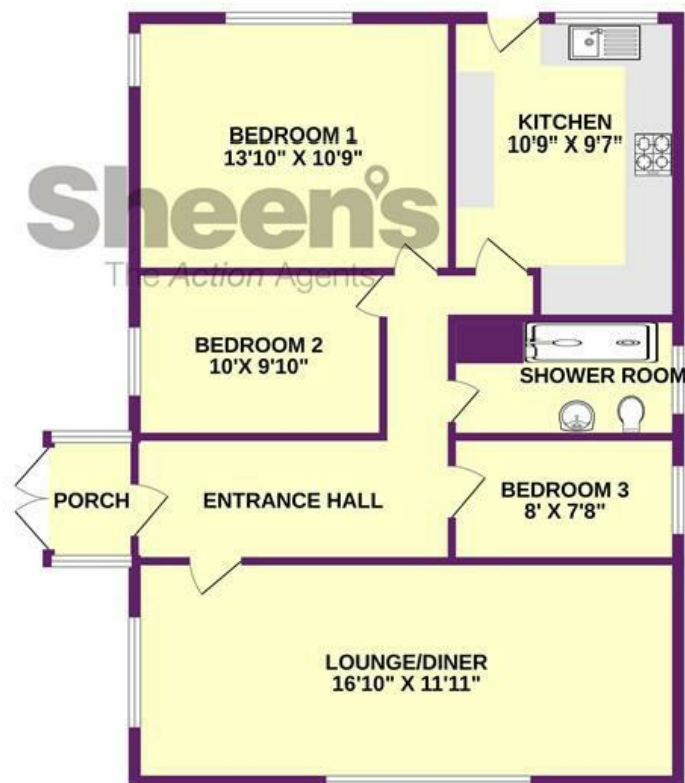
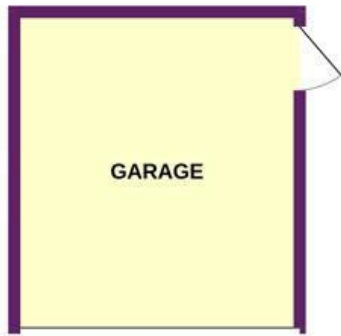
ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 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
1199 sq.ft. (111.4 sq.m.) approx.



TOTAL FLOOR AREA : 1199 sq.ft. (111.4 sq.m.) approx.

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