



Wavring Avenue Kirby Cross, CO13 0TU

Situated on the popular 'Frietuna' development, Sheen's Estate Agents have the pleasure in offering for sale this well presented, TWO BEDROOM SEMI-DETACHED BUNGALOW. The property is conveniently located approximately one mile from Frinton's seafront, shopping amenities in Connaught Avenue and mainline railway station with links to London Liverpool Street. It is in the valuer's opinion that an internal viewing is highly recommended to fully appreciate the accommodation on offer.

- Two Bedrooms
- Spacious Lounge/Diner
- Modern Fitted Kitchen
- Fully Double Glazed
- Gas Central Heating
- Garage and Parking
- South Facing Rear Garden
- No Onward Chain
- Council Tax Band - C
- EPC Rating - D



Price £249,995 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door to:

Entrance Hall

Built in storage cupboard with integral shelving. Tiled flooring. Radiator. Doors to:



Kitchen

10' x 7'3"

Modern fitted kitchen with a range of matching fronted units. Rolled edge work surfaces. Inset one and a half ceramic bowl sink drainer unit with mixer tap. Inset four-ring electric hob with fitted extractor hood. Built in eye level electric oven. Further selection of matching units both at eye and floor level. Space for fridge/freezer. Plumbing for washing machine. Glass display cupboard. Tiled flooring. Part tiled walls. Spotlights. Two sealed unit double glazed windows to side.



Lounge/Diner

20'5" x 10'6"

Wall lights. Radiator. Sealed unit double glazed bay window to front. Door to:



Inner Hall

Loft access housing combination boiler providing heating and hot water throughout. Doors to:



Shower Room

White suite comprising of low level W/C. Vanity wash hand basin with mixer tap and storage cupboard under. Fitted corner shower cubicle with wall mounted shower attachment. Part tiled walls. Ceramic tiled flooring. Spotlights. Heated towel rail. Obscured sealed unit double glazed window to side.



Bedroom One

12' x 9'

Fitted wardrobes. Radiator. Sealed unit double glazed window to rear.



Bedroom Two

8'10" x 8'9"

Radiator. Sealed unit double glazed window to rear.



Conservatory

9'6" x 9'1"

Tiled flooring. Spotlights. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed door leading to:



Outside - Rear

South Facing. Paved patio area. Remainder laid to lawn. Array of beds stocking flowers, shrubs and bushes. Wooden gazebo. Wooden storage shed to remain. Private access door to garage. Access to front via side gate. Enclosed by panelled fencing.



Outside - Front

Part shingled. Hard standing concreted area providing off street parking for several vehicles leading to garage with up and over doors. Outside tap. Access to rear via side.

Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: c

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: None

JD 1024

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.

Particular Disclaimer

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
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 617 sq.ft. (57.3 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

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