



## Frinton Road Kirby Cross, CO13 0LE

Situated in a non-estate position in the popular area of Kirby Cross, Sheen's Estate Agents have the pleasure in offering for sale this well presented **TWO BEDROOM DETACHED BUNGALOW**. The property is located within half a mile of Kirby Cross's mainline railway station and approximately one mile from Frinton's seafront and shopping amenities in Connaught Avenue. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Bedrooms
- 13'11" x 9' Lounge
- 13'8" x 8'6" Kitchen/Diner
- Garden Office
- Fully Double Glazed
- Gas Central Heating
- Garage & Off Road Parking
- Secluded Rear Garden
- Non Estate Position
- EPC Rating D



**Price £285,000 Freehold**

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door to:-

### Entrance Hall

Loft access. Laminate flooring. Radiator. Doors to:-



### Lounge

13'11" x 9"

Laminate flooring. Wall lights. Radiator. Sealed unit double glazed bay window to front.





### Bedroom One

10'8" x 9'10"

Radiator. Sealed unit double glazed window to side.



### Bedroom Two

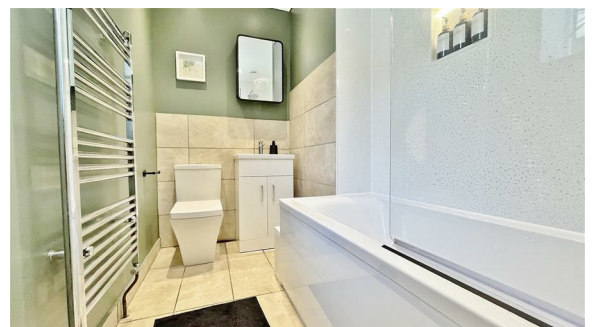
10'8" x 6'5"

Radiator. Built in wardrobe. Sealed unit double glazed window to side.



### Bathroom

Suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage space under. Enclosed panelled bath with wall mounted shower attachment. Part tiled walls. Tiled flooring. Spotlights. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



### Kitchen/Diner

13'8" x 8'6"

Fitted with a range of matching fronted units. Wooden hard edge work surfaces. Inset one and half stainless bowl sink and drainer unit. Space for cooker. Fitted extractor hood. Further selection of matching units both at eye and floor level. Space for fridge/freezer. Wooden splashback. Tiled flooring. Spotlights. Radiator. Sealed unit double glazed window to side and rear. Door to:



### Conservatory/Utility Room

10'11" x 5'11"

Further wooden hard edge work surface with plumbing for washing machine and cupboard under. Vinyl flooring. Radiator. Sealed unit double glazed window to side. Sealed unit French style doors leading to:





## Garden Office

8" x 6"

Electric. 10 plug sockets. Underfloor heating. Wood effect laminate flooring. Spotlights. Two sealed unit double glazed windows and sealed unit double glazed sliding door.



## Outside - Rear

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



### Outside - Front

Block paved driveway providing off road parking for several vehicles leading to garage with up and over door.



### 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): Yes

Non-Standard Property Features To Note: None

### DH/06.25

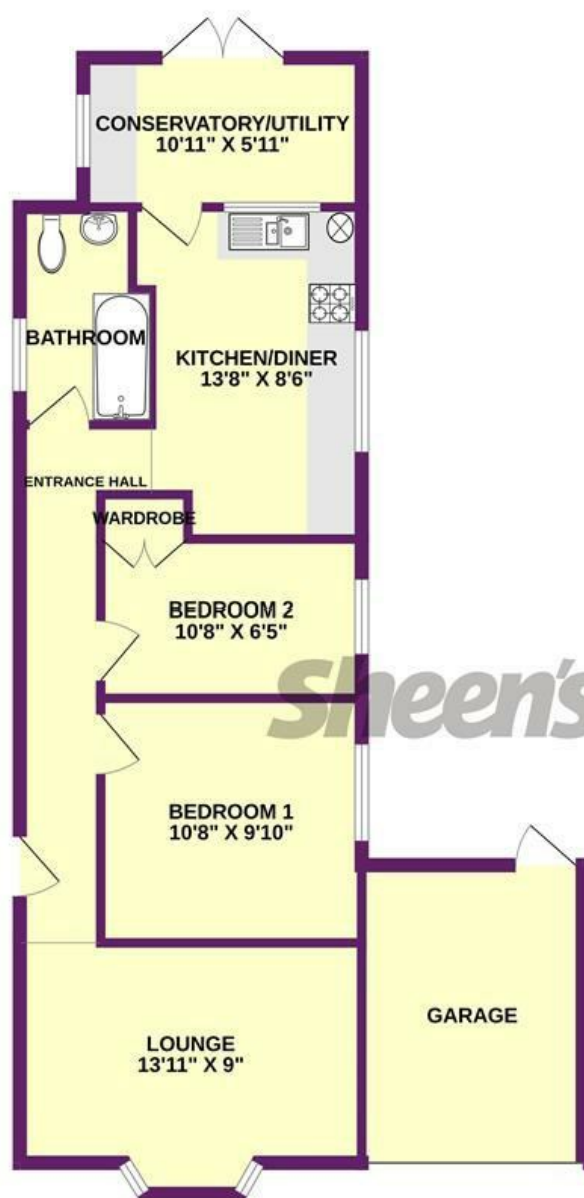
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REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

### Disclaimer - wide angle lens etc.

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



FRINTON ROAD

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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**Sheen's**  
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