



LAMB & CO

Call us on 01255 422 240
Inspired by property, driven by passion.



KIRBY ROAD, FRINTON-ON-SEA, CO13 0FB

PRICE £375,000

This beautifully presented three-bedroom house, built in 2018, offers modern living with a serene backdrop of picturesque field views to the rear. The property is impeccably maintained, ensuring a move-in-ready experience.

- Three Bedrooms
- Downstairs Shower Room
- Underfloor Heating Throughout Ground Floor
- No Onward Chain
- Field Views
- Shutters Throughout
- Open Plan Kitchen/Diner With Moduleo Flooring
- EPC - B
- Dressing Room

ENTRANCE HALL

BEDROOM TWO

17'5" 11'3" (5.31m 3.43m)



LOUNGE

13'9" 11'3" (4.19m 3.43m)



KITCHEN/DINING ROOM

17'9" 14'11" (5.41m 4.55m)



SHOWER ROOM

7'5" 6'4" (2.26m 1.93m)



BEDROOM THREE

14'00" 8'4" (4.27m 2.54m)



BEDROOM ONE

18'7" 11'00" (5.66m 3.35m)



DRESSING ROOM

9'00" 6'4" (2.74m 1.93m)



BATHROOM

14'1" 8'6" (4.29m 2.59m)



OUTSIDE



OUTSIDE REAR



Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Additional Info

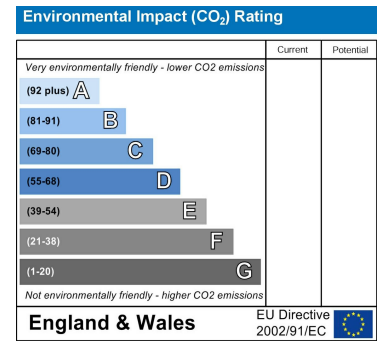
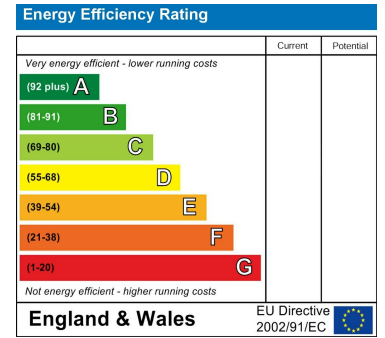
Council Tax Band: D
Heating: Gas
Services: Electricity, Gas & Water
Broadband: Superfast Fibre Broadband
Mobile Coverage: O2 Likely, EE, Three, Vodafone
- Limited
Construction: Conventional
Restrictions: No
Rights & Easements:
Flood Risk: No
Additional Charges: No
Seller's Position: No Onward Chain
Garden Facing: East



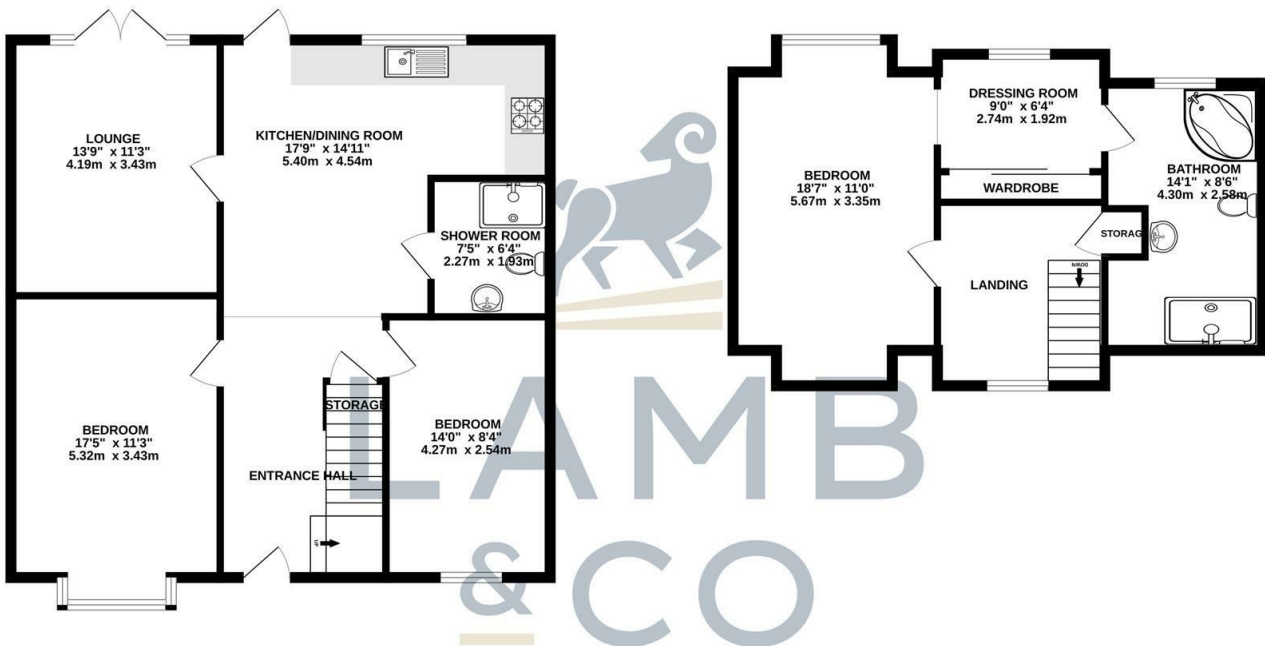
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 1315 sq.ft. (122.2 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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