



Frinton Road Kirby Cross, CO13 0LF

*** CHARACTER PROPERTY IN A NON-ESTATE POSITION *** Located in the sort after area of Kirby Cross on the Fringes of Frinton-on-Sea, Sheen's Estate Agents have the pleasure in bringing to market this attractive, OLDER STYLE, THREE BEDROOM DETACHED HOUSE. Being located within easy reach of amenities, this one of a kind property boasts a stunning manicured rear garden, open plan lounge/diner, separate shower and bathroom and plenty of off street parking leading to a detached garage. The property is conveniently located within three hundred yards of Kirby Cross's mainline railway station with links to London Liverpool Street and is within one mile of Frinton's town centre with shopping amenities in Connaught Avenue and seafront. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- **Three Bedrooms**
- **Open Plan Lounge/Diner**
- **Ground Floor Shower Room & First Floor Bathroom**
- **Utility Room**
- **100ft Manicured Rear Garden**
- **Ample Parking & Detached Garage**
- **Character Property**
- **Non-Estate Position**
- **Must Be Viewed**
- **EPC Rating E**



Price £375,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door leading to:-

Hallway

Stair flight to first floor with built in under stairs storage cupboard.

Open plan archway giving access to:-



Lounge

13'7" into bay x 11'

Open aspect central brick built fireplace. Radiator. Sealed unit double glazed bay window to front. Open access to:-



Dining Area

13'5" x into bay x 13'

Central feature fireplace. Radiators. Sealed unit double glazed bay window to side. Window to utility room. Obscured door giving access to:-



Kitchen

10'5" x 9'

Fitted with a range of matching fronted units. Rolled edge worksurfaces. Inset stainless steel bowl sink drainer unit. Space for cooker. Space for under counter fridge. Further selection of matching units at both eye and floor level. Part tiled walls. Double glazed window to rear. Obscured door giving access to:-



Utility Room

8'8" x 5'7"

Marble effect rolled edge worksurfaces. Plumbing for washing machine. Matching eye level storage cupboards. Part tiled walls. Double glazed window to rear. Sealed unit double glazed door to rear. Door to:-



Shower Room

Suite comprises low level w/c. Pedestal wash hand basin. Fitted corner shower cubicle with wall mounted integrated shower. Part tiled walls. Wall mounted electric heater. Obscured sealed unit double glazed window to rear.



First Floor Landing

Loft access (part boarded with lighting connected). Sealed unit double glazed window to front. Full length double glazed window to front. Airing cupboard housing hot water cylinder. Doors to all rooms. Door to:-



Master Bedroom

15'7" into bay x 11'

Vanity wash hand basin with storage under and tiled splashback. Cast iron feature fireplace. Radiator. Sealed unit double glazed bay window to front. Ceiling fan.



Bedroom 2

10'7" x 10'

Radiator. Sealed unit double glazed window to rear.



Bedroom 3

9'4" x 6'7" plus door recess

Radiator. Sealed unit double glazed window to side.



Bathroom

White suite comprises low level w/c with concealed cistern. Vanity wash hand basin. Panelled bath with shower attachment. Tiled flooring. Tiled walls. Heated towel rail. Two obscured sealed unit double glazed windows to rear.



Outside - Front

Shingled area providing off street parking with array of bushes. Pathway leading to entrance door. Access to side. Further hardstanding area providing off street parking leading to garage with double swinging doors. Open access leading to:



Outside - Rear

Mature well maintained garden. Part patio area. Part shingled area. Borders stocked with flowers, shrubs and bushes. Further shingled area. Further patio seating area. Summer House to remain. Wooden storage shed to remain. Enclosed by panelled fencing.



Alternate Rear View



JAF/03.23

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.

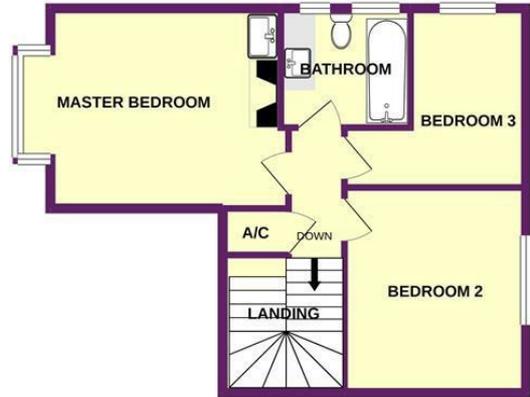
COUNCIL TAX BAND D



GROUND FLOOR



1ST 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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