



Laburnum Crescent Kirby Cross, CO13 0RH

Situated in sought after area of Kirby Cross and being offered with NO ONWARD CHAIN, Sheen's Estate Agents are pleased to offer for sale this well presented TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW. The property benefits from a sun room, large lounge and a south facing garden and is conveniently located within half a mile of shopping amenities in Connaught Avenue, Frinton's Mainline Railway Station and Seafont. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Double Bedrooms
- 16'2" x 10' Lounge
- 12'6" x 6'9" Sun Room
- South Facing Rear Garden
- Garage & Off Road Parking
- Gas Central Heating
- Fully Double Glazed
- Early Viewing Advised
- No Onward Chain
- EPC Rating C



Price £269,500 Freehold

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door leading to:-

Entrance Hall

Built in airing cupboard housing hot water cylinder. Loft access. Vinyl flooring. Radiator. Doors to all rooms. Door to:-



Shower Room

Suite comprises low level w/c. Pedestal wash hand basin with mixer tap. Enclosed double length shower with wall mounted attachment and double sliding doors. Part tiled walls. Wood effect vinyl flooring. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



Kitchen

10'10" x 8'8"

Fitted with a range of matching wooden fronted units. Rolled edge worksurfaces. Inset stainless steel bowl sink and drainer unit. space for cooker. Fitted extractor hood. Further selection of matching units at both eye and floor level. Wall mounted boiler providing heat and hot water throughout. Plumbing for washing machine and dish washer. Part tiled walls. Vinyl flooring. Space for fridge/freezer. Sealed unit double glazed window to side. Obscured sealed unit double glazed door leading to side.



Bedroom 1

12'3" x 9'2"

Radiator. Sealed unit double glazed window to front.



Bedroom 2

11'7" x 9'

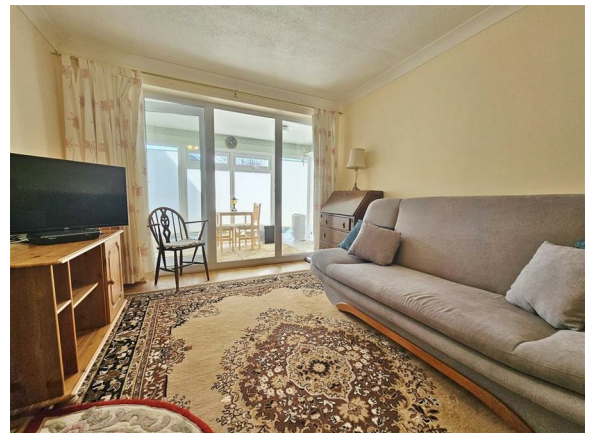
Radiator. Sealed unit double glazed window to rear.



Lounge

16'2" x 10'

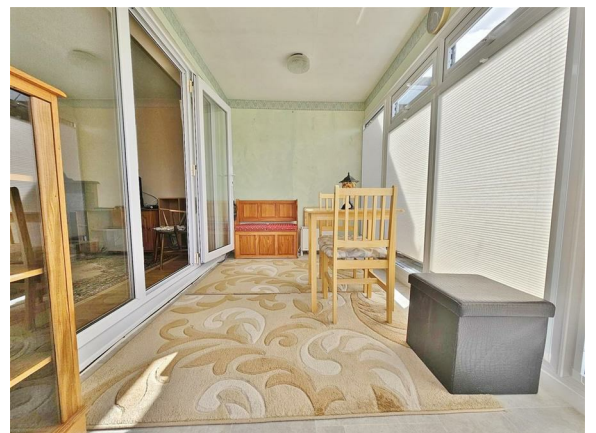
Wooden fire surround with marble hearth and inset electric fire. Laminate flooring. Radiator. Two sealed unit double glazed full length windows to rear. Sealed unit double glazed door leading to:-



Sun Room

12'6" x 6'9"

Vinyl flooring. Sealed unit double glazed windows to side and rear aspects. Sealed unit double glazed French style doors to side leading to:-



Outside - Rear

South facing. Part paved area. Remainder laid to lawn. Beds stocked with flowers and shrubs. Pond. Greenhouse to remain. Wooden storage shed to remain. Outside light. Access to front via side gate. Private access door to garage with power and light connected. Enclosed by panelled fencing.



Outside - Front

Hard standing concrete area providing off street parking leading to garage with up and over door. Remainder laid to lawn. Array of trees and shrubs.



Scan For Video Tour



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

JD/04.23

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.

GROUND 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.
Made with Metropix ©2023

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