



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 EXTENDED THREE BEDROOM DETACHED BUNGALOW. The property is conveniently located within half a mile of shopping amenities in Connaught Avenue, Frinton's Mainline Railway Station and Seafront. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Three Bedrooms
- 27'6" x 11'5" Lounge/Diner
- Utility Room
- Large Corner Plot
- Extended
- Garage & Off Road Parking
- Close to Frinton Gates
- No Onward Chain
- EPC Rating - D



Price £325,000 Freehold

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

Accommodation comprises with approximate room sizes:-

Sealed unit double glazed door leading to:

Porch

Tiled flooring. Sealed unit double glazed windows to side and front aspect. Obscured sealed unit double glazed door leading to:

Entrance Hall

Loft access. Radiator. Doors to:



Bedroom One

11'5" x 10'6"

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



Bedroom Two

13'6" x 9'9"

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



Bedroom Three

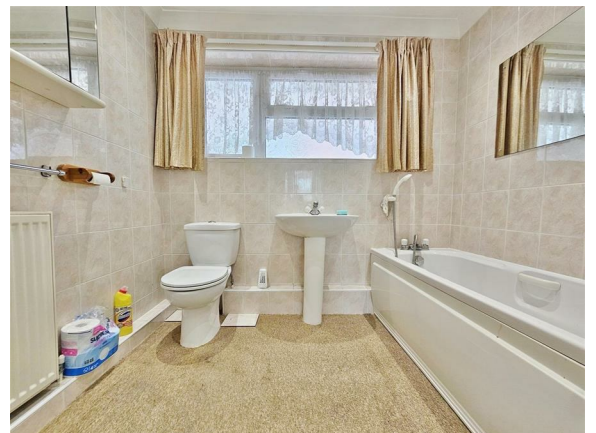
9'9" x 8'5"

Radiator. Sealed unit double glazed window to side.



Bathroom

Suite comprises of low level WC. Pedestal wash hand basin. Fitted shower cubicle with wall mounted shower attachment. Enclosed panelled bath with wall mounted shower attachment. Built in airing cupboard housing hot water cylinder. Fully tiled walls. Spotlights. Radiator. Obscured sealed unit double glazed window to side.



Lounge/Diner

27'6" x 11'5"

Two radiators. Two obscured sealed unit double glazed windows to side. Sealed unit double glazed window to rear. Sealed unit double glazed sliding patio doors leading to rear garden. Door to:



Kitchen

9'5" x 8'6"

Fitted with a range of matching fronted units. Wooden rolled edge work surfaces. Inset stainless bowl sink and drainer unit. Cooker to remain. Further selection of matching units both at eye and floor level. Plumbing for washing machine. Wall mounted boiler providing heating and hot water throughout. Part tiled walls. Tiled flooring. Spotlights. Radiator. Sealed unit double glazed window to rear. Obscured hardwood door leading to:



Utility Room

8'4" x 5'7"

Space for fridge/freezer and tumble dryer. Built in storage cupboard. Sealed unit double glazed windows to side and rear aspect. Obscured sealed unit double glazed door leading to:



Outside - Rear

Part paved area. Remainder laid to lawn. Pathway leading to private access door to garage. Access to front via other side gate. Array of flowers, trees, shrubs and bushes. Enclosed by panelled fencing.



Outside - Front

Substantial corner plot position. Pathway leading to entrance door. Remainder laid to lawn. Hardstanding concrete area providing off street parking leading to garage with up and over door. Beds stocked with an array of shrubs and bushes.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D

Any Additional Property Charges: No

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: None

JD/05.23

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.

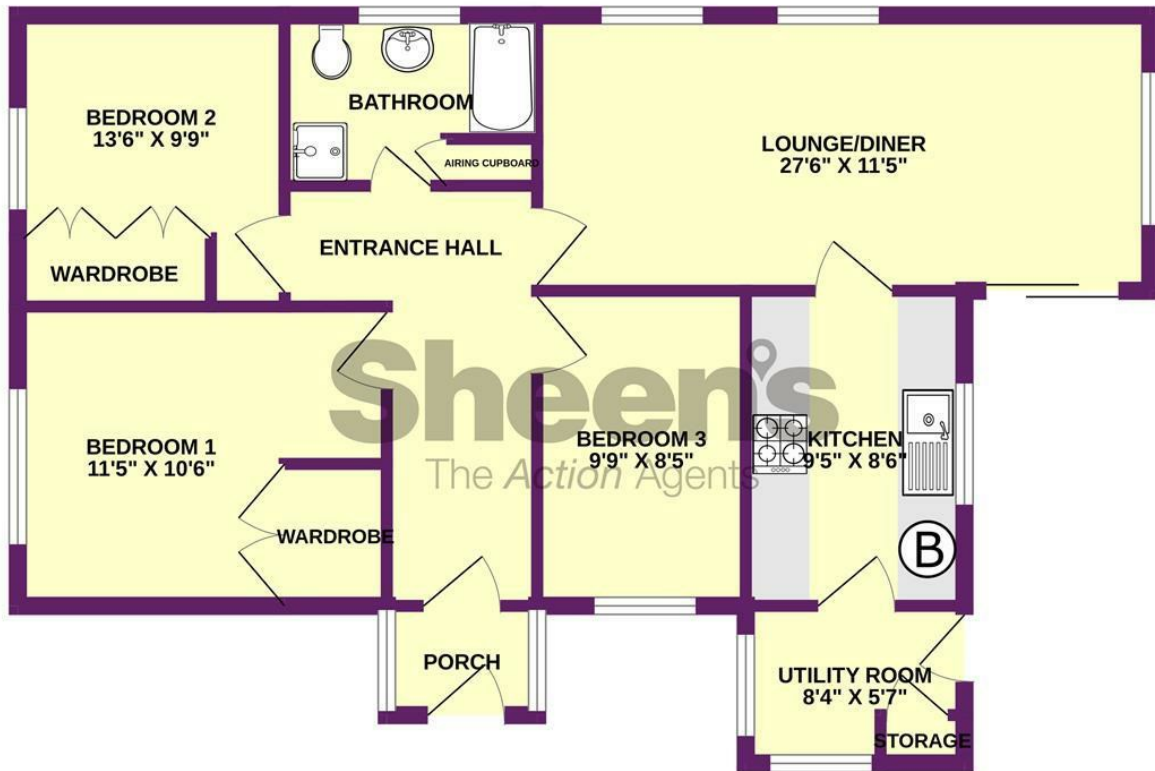
These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact

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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.
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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