



Raeburn Close Kirby Cross, CO13 0UP

Situated in a quiet CUL-DE-SAC on the sought after 'Frietuna' development and being offered with NO ONWARD CHAIN, Sheens' Estate Agents have the pleasure in offering for sale this TWO BEDROOM DETACHED BUNGALOW. The property is in need of a full programme of modernisation and is conveniently located close to the Triangle Shopping Centre, Frinton Community Centre and bus routes and is within one and a quarter miles of Frinton's Town Centre, Mainline Railway Station and Seafront. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Bedrooms
- 18'3" x 12'4" Lounge/Diner
- 11'4" x 6'8" Sun Room
- Secluded Rear Garden
- Quiet Cul-De-Sac Position
- Off Road Parking
- Solar Panels
- No Onward Chain
- Council Tax Band - C
- EPC Rating - D



Price £250,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door leading to:

Hall

Built in airing cupboard housing hot water cylinder. Loft access.
Radiator. Doors to:



Lounge/Diner

18'3" x 12'4"

Fireplace with inset electric fire. Spotlights. Two radiators. Two sealed unit double glazed windows to front.



Bedroom One

11'4" x 9"

Radiator. Sealed unit double glazed window to rear.



Bedroom Two

9'3" x 8'11"

Built in wardrobes. Radiator. Sealed unit double glazed window to rear.



Shower Room

Suite comprises of low level WC. Pedestal hand basin. Fitted shower cubicle with sliding door and wall mounted shower attachment. Part tiled walls. Radiator. Obscured sealed unit double glazed window to side.



Kitchen

10'8" x 8'6"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset stainless bowl sink and drainer unit. Inset four ring gas hob with electric oven under. Fitted extractor hood. Further selection of matching units both at eye and floor level. Wall mounted boiler providing heating and hot water throughout. Under cupboard lights. Space for fridge/freezer. Plumbing for washing machine. Part tiled walls. Tiled flooring. Spotlights. Radiator. Sealed unit double glazed window to side. Hardwood door leading to:



Sun Room

11'4" x 6'8"

Tiled flooring. Wall light. Obscured windows to front. Windows to side and rear. Door leading to:



Outside - Rear

Part paved area. Remainder laid to lawn. Beds stocked with an array of trees, shrubs and bushes. Shed to remain. Solar panels. Access to front via both sides. Enclosed by high brick wall.



Outside - Front

Hardstanding concrete area and shingle providing off street parking for two vehicles. Remainder laid with shrubs and bushes. Pathway leading to entrance door.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges: No

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: None

JD/10.23

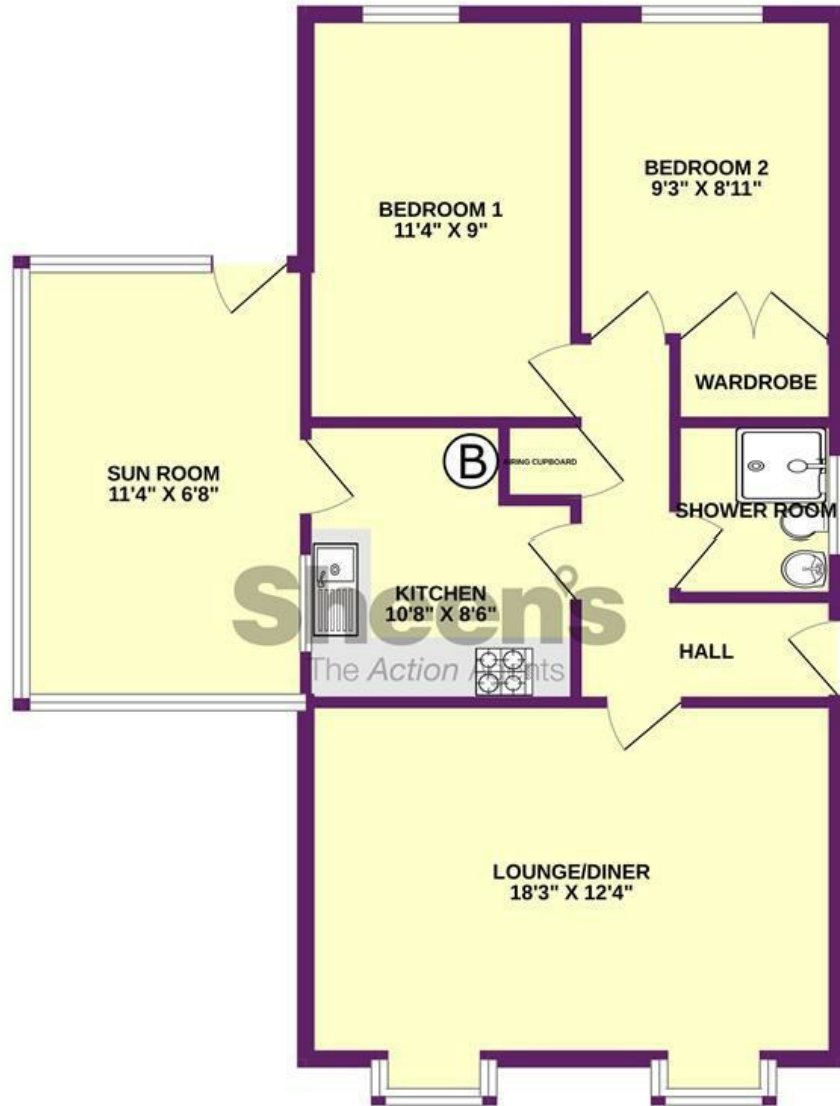
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These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



GROUND FLOOR



RAEBURN CLOSE

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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