



Southcroft Close Kirby Cross, CO13 0QD

Being offered with NO ONWARD CHAIN and a SOUTH FACING REAR GARDEN, we have the pleasure in bringing to market this MODERN, TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW. The property is located in a quiet cul-de-sac in the popular village of Kirby Cross and is within easy access of local shops and Kirby Cross's Railway Station with links to Colchester, Chelmsford and London Liverpool Street. Boasting dormer windows, modern fitted kitchen and bathroom, ample off street parking and a garage. We have keys to view so call Sheen's 7 days a week to arrange your viewing appointment.

- Two Double Bedrooms
- Modern Kitchen
- Modern Bathroom
- South Facing Rear Garden
- Featured Dormer Style Windows
- Garage & Off Road Parking
- Cul-De-Sac Position
- No Onward Chain
- Council Tax Band - C
- EPC Rating - C



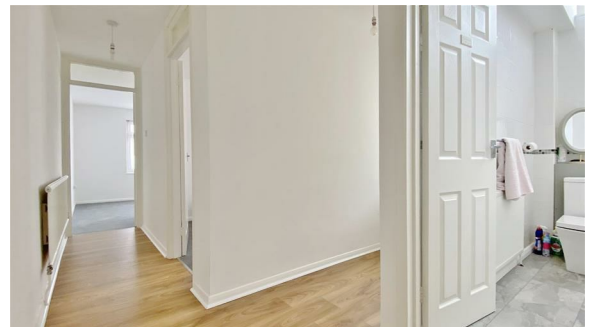
Price £279,995 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:-

Entrance Hall

Built in storage cupboard. Laminate flooring. Loft access.
Radiator. Door to:-



Bathroom

White suite comprises low level w/c. vanity wash hand basin with mixer tap and storage space under. Panelled bath with wall mounted shower attachment. Part tiled walls. Tiled flooring. Radiator. Sealed unit double glazed window to side.



Bedroom 1

14' x 11'2"

Radiator. Sealed unit double glazed window to front.



Bedroom 2

10'7" x 8'7"

Radiator. Sealed unit double glazed window to side.



Kitchen/Breakfast Room

13'11" x 8'1"

Fitted with a range of matching fronted units. Inset one and a half stainless steel bowl sink and drainer unit. Inset four ring electric hob with extractor hood above. Built in double eye level Neff electric oven. Further selection of matching units at both eye and floor level. Integrated fridge. Plumbing for washing machine. Marble splashback. Laminate flooring. Spotlights. Radiator. Sealed unit double glazed window to side. Door to:-



Lounge

14'3" x 14'

Fire surround. Radiator. Sealed unit double glazed window to rear. Obscured sealed unit double glazed door to:-



Outside - Rear

Part paved area. Remainder laid to lawn. Beds stocked with array of shrubs and trees. Enclosed by panelled fencing. Private access door to:-



Garage

16'7" x 8'

Wall mounted combination boiler providing heat and hot water throughout. Power and light connected.

Outside - Front

Hardstanding area providing off street parking leading to garage with up and over door. Enclosed by low brick wall.

Material Information - Freehold Property

Tenure: Freehold

Council Tax Band:

Any Additional Property Charges:

Services Connected:

(Gas):

(Electricity):

(Water):

(Sewerage Type):

(Telephone & Broadband):


Non-Standard Property Features To Note:

JD/02.24

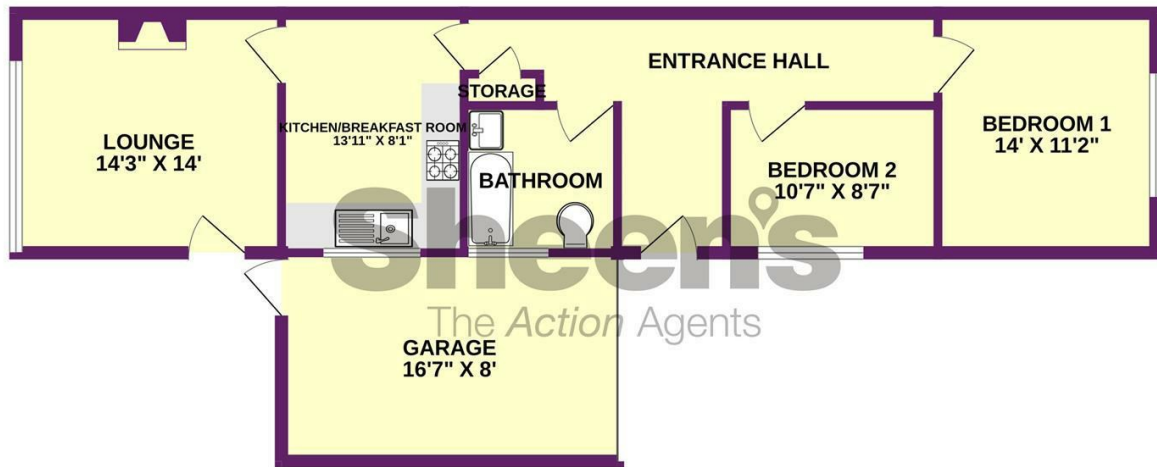
ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

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
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 675 sq.ft. (62.7 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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Selling properties... not promises

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Sheen's
The Action Agents