



## Barley Road Frinton-On-Sea, CO13 0FR

SHEENS ESTATE AGENTS ARE NOW IN RECEIPT OF AN OFFER FOR THE SUM OF £335,000 FOR 18 BARLEY ROAD, KIRBY CROSS. Anyone wishing to place an offer on the property should contact Sheen's Estate Agents, 149 Connaught Avenue, Frinton-on-Sea, Essex, CO13 9AH, 01255 852555, prior to exchange of contracts.

**\*\* NO ONWARD CHAIN \*\*** Situated on the brand new development of 'Finches Park', in the ever popular Kirby Cross, Sheen's Estate Agents are delighted to offer for sale this newly constructed, FOUR BEDROOM DETACHED HOUSE. The property was built in 2019 and benefits from a modern feel throughout, en-suite to Master bedroom, large garden, ground floor cloakroom, off street parking and garage. Frinton's town centre with shopping amenities in Connaught Avenue and seafront are located within one and a quarter miles away. The property is also within a third of a mile of the mainline railway station with links to London Liverpool Street. It is in the valuer's opinion that an internal inspection is highly recommended to avoid disappointment.

- Four Bedrooms
- En-Suite To Master Bedroom
- 19'9" Kitchen/Diner
- Ground Floor Cloakroom
- Newly Built In 2019
- West Facing Secluded Rear Garden
- Off Street Parking & Garage
- No Onward Chain
- Must Be Viewed
- EPC Rating B / Council Tax Band -D



**Price £340,000 Freehold**

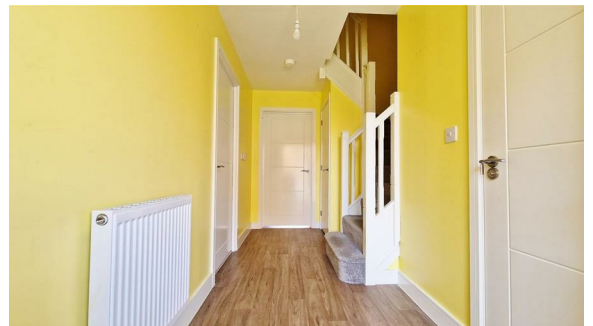


Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door leading to:

### Hallway

Stair flight to first floor. Built in under stairs storage cupboard. Radiator. Doors to:



### Lounge

15'10" x 11'1"

Radiator. Sealed unit double glazed window to front.



### Cloakroom

White suite comprising of low level W/C. Pedestal wash hand basin. Tiled splash backs. Radiator. Fitted extractor fan. Obscured sealed unit double glazed window to front.

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## Kitchen/Diner

19'9" x 14'3"

Fitted with a range of matching modern fronted units. Square edge work surface. Inset stainless steel bowl sink drainer unit with mixer tap. Inset four ring gas hob with built in oven under and fitted extractor fan above. Plumbing for washing machine and dishwasher. Wall mounted enclosed combination boiler providing heating and hot water throughout. Radiator. Sealed unit double glazed window to rear. Sealed unit double glazed 'French' style doors giving access to rear.



### First Floor Landing

Built in airing cupboard. Radiator. Doors to:



### Master Bedroom

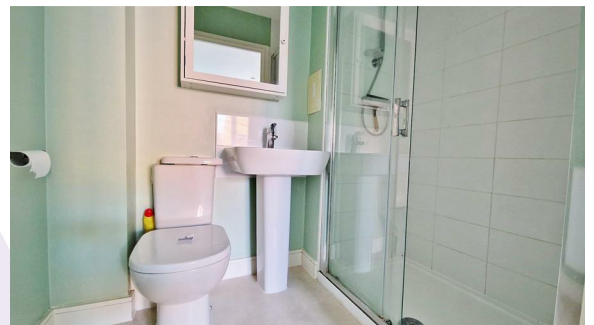
13' x 11'4"

Radiator. Sealed unit double glazed window to front. Door to:



### En-Suite

White suite comprising of low level W/C. Pedestal wash hand basin. Fitted double length shower cubicle with interrogated shower. Fitted extractor fan. Tiled splash backs. Radiator.



### Bedroom Two

10'6" x 9'4"

Radiator. Sealed unit double glazed window to rear.



### Bedroom Three

10'2" x 7'2"

Radiator. Sealed unit double glazed window to rear.



### Bedroom Four

10'3" nar to 8'1" x 6'9" +dr

Radiator. Sealed unit double glazed window to front.



### Bathroom

White suite comprising of low level W/C. Pedestal wash basin. Panelled bath with shower attachment. Part tiled walls. Fitted extractor fan. Obscured sealed unit double glazed window to side.





## Outside - Rear

47'

West Facing. Part patio area. Majority laid to lawn. Raised wood decked area. Outside light. Access to front via side.



## Outside - Front

Array of bushes. Pathway leading to entrance door under a storm porch. Hard standing area providing off street parking leading to garage with an up and over door.

## Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D

Any Additional Property Charges:

Agents Note: All services/appliances have not and will not be tested. Property is a leasehold property stair cased to freehold upon completion.

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

## JAF/03.24

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.

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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



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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**Sheen's**  
The Action Agents