



Wavring Avenue Kirby Cross, CO13 0TU

Situated on the popular 'Frietuna' development, Sheen's Estate Agents have the pleasure in offering for sale this well presented, THREE BEDROOM DETACHED HOUSE. The property has a light and airy feel throughout, benefitting from an en-suite to the master bedroom and potential for further accommodation to be added. The property is conveniently located approximately one mile from Frinton's seafront, shopping amenities in Connaught Avenue and mainline railway station with links to London Liverpool Street. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- **Three Bedrooms**
- **En-Suite to Master Bedroom**
- **Integral Garage & Parking**
- **First Floor Bathroom**
- **Secluded Rear Garden**
- **Modern Kitchen/Breakfast Room**
- **Popular Frietuna Development**
- **Viewing Highly Advised**
- **Council Tax Band - D**
- **EPC Rating - D**



Offers In Excess Of £350,000 Freehold

Accommodation comprises with approximate room sizes:-

Composite door leading to:

Hall

Radiator. Door to:

Lounge

16" x 11'3"

Stair flight to first floor. Radiator. Sealed unit double glazed window to front. Open access to:



Dining Room

9'6" x 8'7"

Radiator. Sealed unit double glazed sliding patio door leading to rear garden. Door to:



Kitchen/Breakfast Room

13'1" max x 10'3"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset one and a half ceramic bowl sink and drainer unit. Inset four ring electric hob with electric oven under. Fitted extractor hood. Further selection of matching units both at eye and floor level. Plumbing for washing machine. Space for fridge/freezer. Integrated dishwasher. Part tiled walls. Vinyl flooring. Under stairs storage cupboard with power/light. Radiator. Sealed unit double glazed window to rear. Sealed unit double glazed door to side leading to rear garden. Door to:



Garage

Power/light connected. Wall mounted boiler providing heating and hot water throughout.

Landing

Loft access. Built in airing cupboard housing hot water cylinder. Radiator. Sealed unit double glazed window to side. Doors to:



Bathroom

Suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage space under. Enclosed panelled bath with wall mounted shower attachment. Part tiled walls. Vinyl flooring. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



Master Bedroom

14'7" max x 11'5"

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



En-Suite

Suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage space under. Fitted corner shower cubicle with double doors and wall mounted shower attachment. Fully tiled walls. Vinyl flooring. Wall mounted heated towel rail. Obscured sealed unit double glazed window to rear.



Bedroom Two

11'7" max x 9'3"

Radiator. Sealed unit double glazed window to front.



Bedroom Three

10" x 9'3"

Radiator. Sealed unit double glazed window to front.



Outside - Rear

Majority laid to paving and shingle. Beds stocked with an array of flowers, trees, shrubs and bushes. Shed to remain. Outside tap. Outside light. Access to front via side gate. Enclosed by panelled fencing.



Outside - Front

Hard standing concrete area providing off street parking leading to garage with roller door. Remainder laid to shingle stocked with shrubs and bushes.

Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D

Any Additional Property Charges: No

Services Connected:

(Gas): Yes

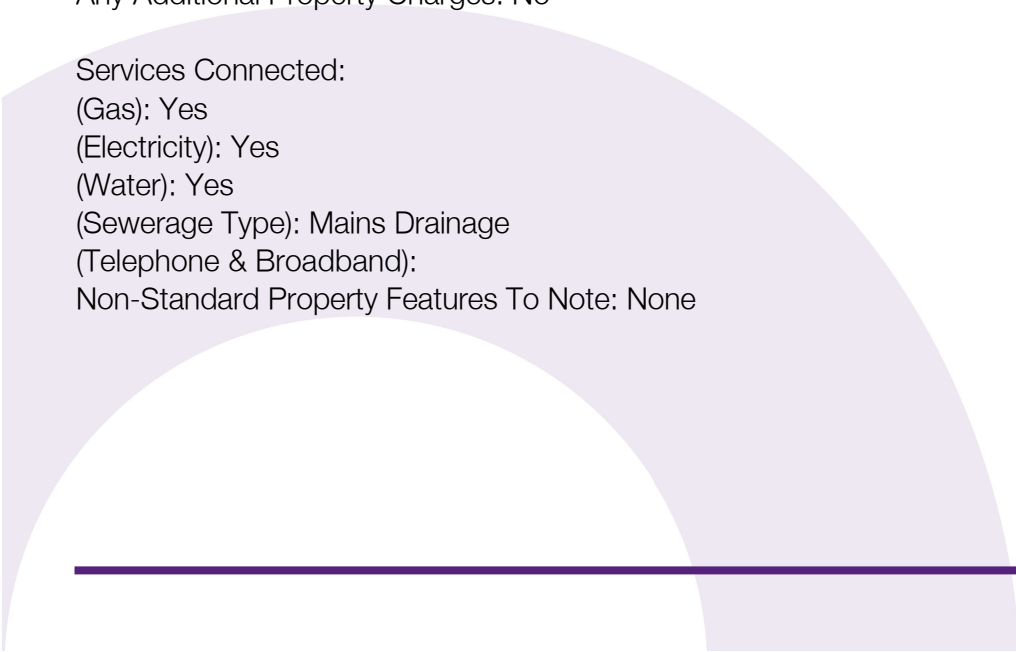
(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: None



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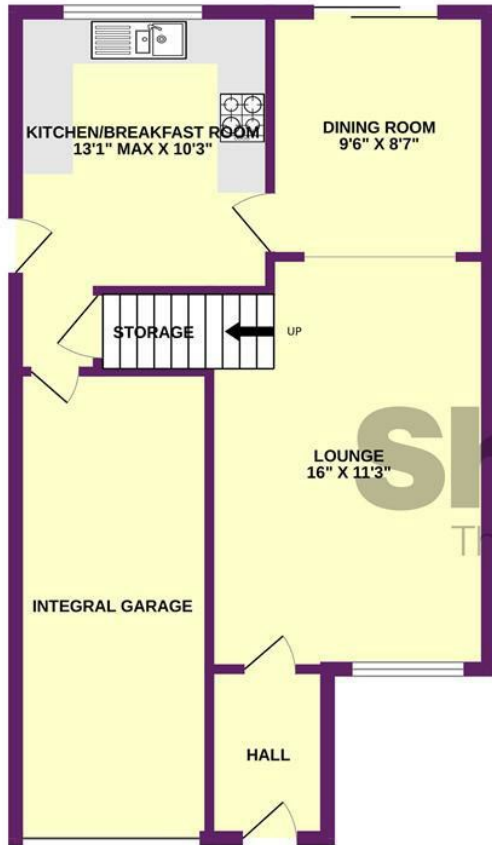
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REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

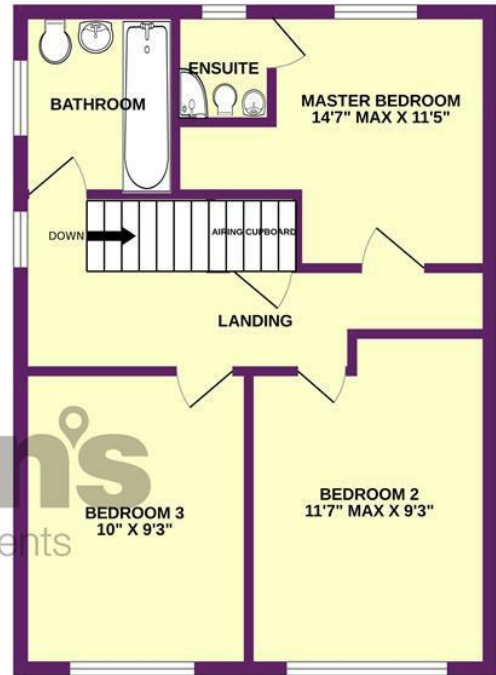
These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken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



GROUND FLOOR



1ST FLOOR



WAVRING AVENUE

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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