



## Oakwood Close Kirby Cross, CO13 0RE

Located on the outskirts of Frinton-on-sea and being offered with NO ONWARD CHAIN, Sheen's have the pleasure in bringing to market this TWO BEDROOM SEMI-DEATCHED BUNGALOW. The property is nestled a quiet cul-de-sac position and boasts a 13'3" lounge leading into a 12'4" conservatory which gives access into a secluded low maintenance rear garden. Conveniently situated 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.

- Two Bedrooms
- Quiet Cul-De-Sac Location
- 12'4" Double Glazed Conservatory
- Secluded Low Maintenance Garden
- No Onward Chain
- Close To Shopping Amenities & Seafront
- Garage In Block
- Must Be Viewed
- EPC Rating TBC
- Council Tax Band C



**Price £259,995 Freehold**

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door giving access to:

## Hallway

Loft access. Electric night storage heater. Doors to:

## Bedroom One

11'5" x 8'8"

Fitted wardrobes to one wall. Electric night storage heater. Sealed unit double glazed window to front.



## Bedroom Two

8'3" x 7'3"

Sealed unit double glazed window to front.



## Shower Room

White suite comprising of low level W/C. Wash hand basin. Fitted double length shower cubicle with fitted glass shower screen and wall mounted electric shower. Built in airing cupboard. Fully tiled walls. Heated towel rail. Fitted extractor fan. Obscured sealed unit double glazed window to side.



## Lounge

13'3" x 11'10"

Electric night storage heater .Window to conservatory. Door giving access to conservatory. Door to:



## Kitchen

9'1" x 7'3"

Fitted with a range of matching white country style fronted units. Marble effect rolled edge work surfaces. Inset four electric hob with built in oven under and fitted extractor fan above. Inset stainless steel bowl sink drainer unit with mixer tap. Further selection of matching units at both eye and floor level. Integrated fridge/freezer. Display shelving. Washing machine to remain. Part tiled walls. Sealed unit double glazed window to rear.



## Conservatory

12'4" x 8'1"

Part brick base. Poly-carbonated roof. Sealed unit double glazed windows to rear and side aspect. Sealed unit double glazed 'French' style doors giving access to rear.



## Outside - Front

Landscaped low maintenance. Part shingled. Paved pathway leading to entrance door and side gate. Garage in block.



### Outside - Rear

Low maintenance. Part patio area. Majority shingled. Summer house (10' x 8') to remain. Wooden storage shed with power and lighting connected. Enclosed by panel fencing. Access to front via side.



### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges:

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

### JAF/04.24

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



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**  
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