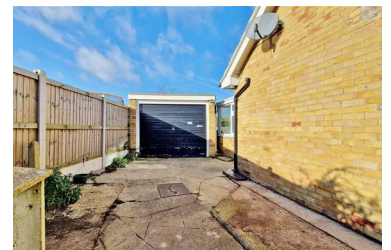




## Beechcroft Avenue Kirby Cross, CO13 0QL

Situated in the popular area of Kirby Cross, being offered with NO ONWARD CHAIN, Sheen's Estate Agents have the pleasure in offering for sale this TWO BEDROOM SEMI-DETACHED BUNGALOW. The property is also conveniently located within three quarters of a mile of Frinton's town centre, shopping amenities, seafront and mainline railway station with links to London Liverpool Street.

- Two Bedrooms
- 15'5" Lounge/Diner
- Utility Area & Conservatory
- West Facing Rear Garden
- Garage & Off Street Parking
- No onward Chain
- Popular Location
- Keys To View
- EPC Rating D
- Council Tax Band - C



**Price £265,000 Freehold**



Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door giving access to:

## Entrance Porch

Tiled flooring. Obscured door giving access to:

## Hallway

Loft Access. Radiator. Doors to:



## Master Bedroom

12'7" x 12'5"

Radiator. Sealed unit double glazed window to front.



## Bedroom Two

10'7" x 8'10"

Radiator. Sealed unit double glazed window to front.



## Bathroom

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



## Lounge/Diner

15'5" x 12'7"

Radiator. Window to conservatory. Door to:



## Kitchen

10'8" x 9'

Fitted with a selection of matching units at floor level. Speckled rolled edge work surfaces. Inset stainless steel bowl sink drainer unit. Space for cooker. Window to utility area. Door giving access to:



## Utility Area

9'1" x 8'8"

Selection of floor level units. Speckled rolled edge work surfaces. Part brick base. Poly-carbonated roof. Sealed unit double glazed window to side and rear aspect. Sealed unit double glazed door to side. Sealed unit double glazed door to rear. Sliding door giving access to:



### Conservatory

12'10" x 8'7"

Part brick base. Poly-carbonated roof. Sealed unit double glazed window to rear.



### Outside - Rear

Part patio area. Part shingled area. Remainder laid to lawn. Two wooden storage sheds. Private access door to garage. Enclosed by panel fencing.



### Outside - Front

Majority laid to lawn. 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: C

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Not known

Non-Standard Property Features To Note: No

## JAF/05.24

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.

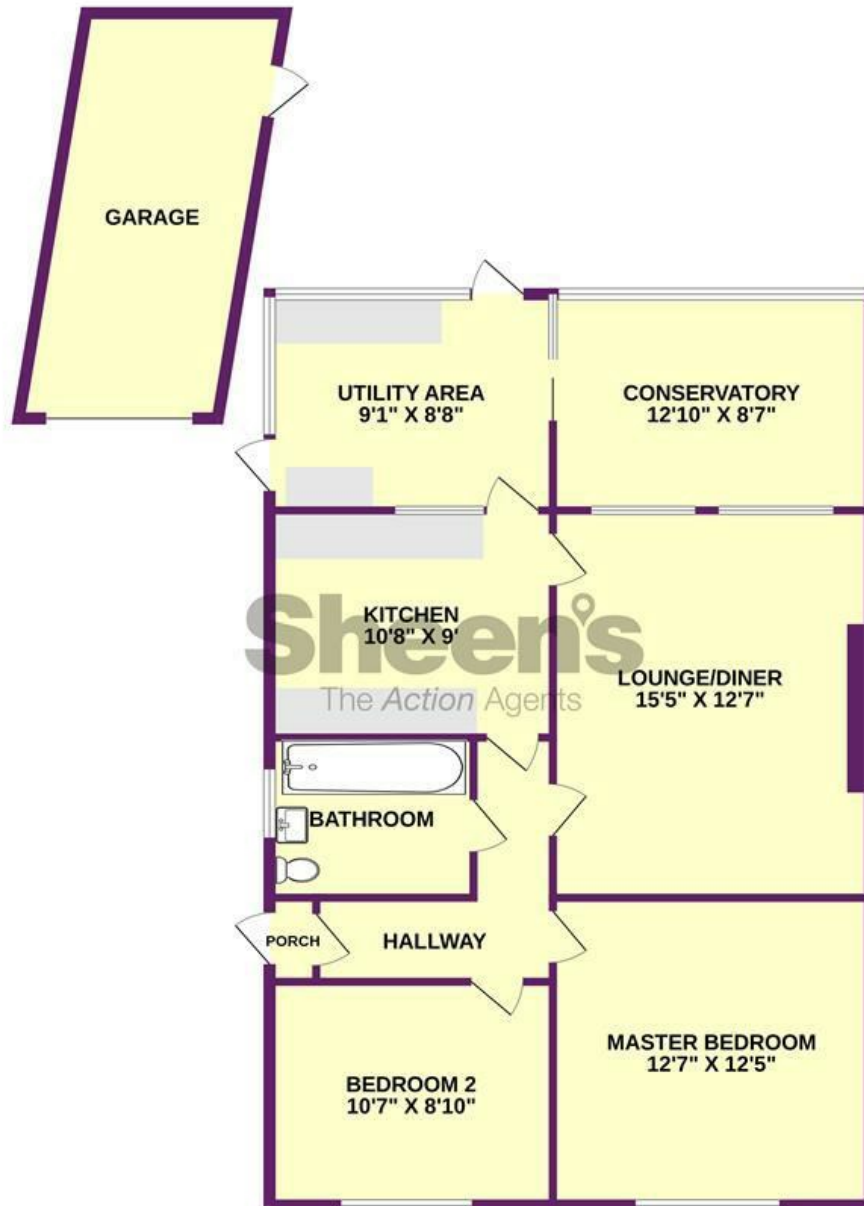
REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have 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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