



## Reynards Close Kirby Cross, CO13 0RA

Situated in a non-estate position and being offered with NO ONWARD CHAIN, Sheen's Estate Agents have the pleasure in bringing to market this EXTENDED, TWO DOUBLE BEDROOM DETACHED BUNGALOW. The property is in need of some modernisation and situated on a substantial CORNER PLOT position. The property is conveniently located one mile from Frinton's town centre with it's range of shopping amenities, mainline railway station and beautiful greensward and seafront. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Double Bedrooms
- En-Suite to Master Bedroom
- Modernisation Required
- Secluded Rear Garden
- Corner Plot Position
- Garage & Off Road Parking
- Kirby Cross
- No Onward Chain
- Council Tax Band - C
- EPC Rating - D



**Price £299,995 Freehold**



Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

### Hallway

Loft access. Built in airing cupboard housing hot water cylinder. Radiator. Doors to:



### Bedroom One

16'7" max x 11'3"

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



### En-Suite

Low level WC. Vanity wash hand basin with mixer tap and storage cupboard under. Fitted shower cubicle with wall mounted shower attachment. Fully tiled walls. Vinyl flooring. Extractor fan. Radiator. Obscured sealed unit double glazed window to side.



## Bedroom Two

11" x 10'8"

Radiator. Sealed unit double glazed window to front.



## Bathroom

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



## Kitchen

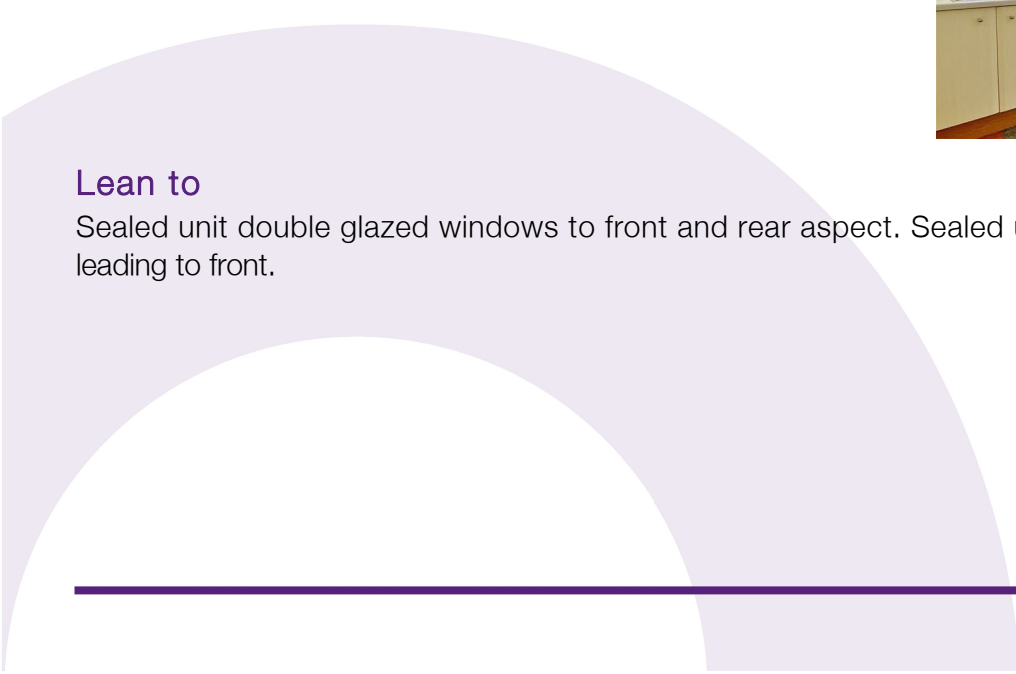
10'8" x 10'7"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset stainless bowl sink and drainer unit with mixer tap. Inset four ring gas hob with extractor hood above. Built in eye level Neff electric oven. Further selection of matching units both at eye and floor level. Space for fridge/freezer. Plumbing for washing machine and dishwasher. Part tiled walls. Wall mounted boiler providing heating and hot water throughout. Spotlights. Radiator. Sealed unit double glazed window to rear. Obscured sealed unit double glazed door to side leading to:



## Lean to

Sealed unit double glazed windows to front and rear aspect. Sealed unit double glazed sliding patio door leading to front.



## Lounge/Diner

29'11" x 11'3"

Two radiators. Obscured sealed unit double glazed window to side. Sealed unit double glazed windows to side and rear aspect. Featured skylight. Sealed unit double glazed 'French' style doors leading to:





### Outside - Rear

Part paved area. Remainder laid to lawn. Beds stocked with mature flowers, trees, shrubs and bushes. Shed to remain. Access to front via side gate. Enclosed by panelled fencing.



### Outside - Front

Corner plot position. Block paved driveway providing off street parking for several vehicles leading to garage with electric up and over door. Remainder laid to lawn and mature trees. Outside light.



### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

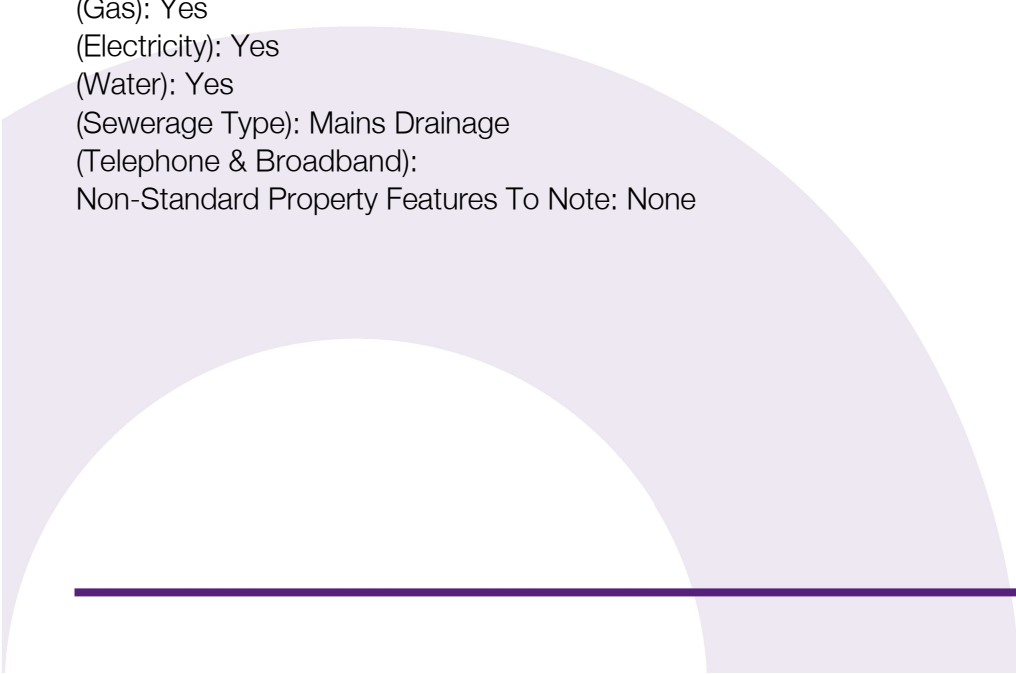
(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: None



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.

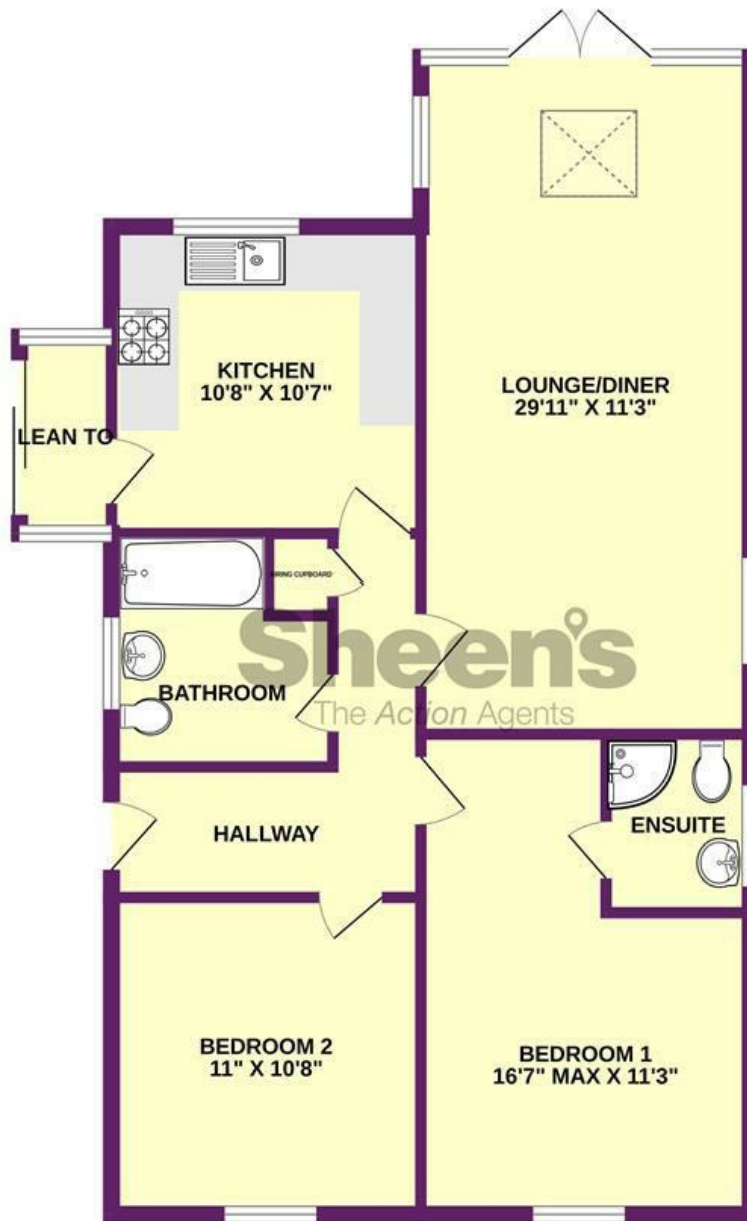
REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have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

**Disclaimer - wide angle lens etc.**

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.  
Made with Metropix ©2024

## Selling properties... not promises

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH  
☎ 01255 852555 ✉ frinton@sheens.co.uk 🌐 sheens.co.uk

**Sheen's**  
The Action Agents