



## Bemerton Gardens Kirby Cross, CO13 0LQ

**\*\* COMPLETELY MODERNISED THROUGHOUT \*\*** Situated in the popular area of Kirby Cross, in a cul-de-sac position, Sheen's Estate Agents have the pleasure in bringing to market this immaculately presented **THREE BEDROOM SEMI-DETACHED HOUSE**. The property boasts a modern stylish finish throughout with a 18'10" kitchen/dining room, separate utility, three well proportioned bedrooms and ample off street parking. The property is conveniently situated within one and a half miles of Frinton's town centre, seafront and mainline railway station. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Three Bedrooms
- Modernised & Immaculately Presented Throughout
- 18'10" Kitchen/Dining Room
- Separate Utility Room
- Modern Fitted Bathroom Suite
- Cul-De-Sac Position
- 43' Width Rear Garden
- Ample Off Street Parking
- Must Be Viewed
- EPC Rating D / Council Tax Band B



**Price £275,000 Freehold**

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## Bemerton Gardens, Kirby Cross, CO13 0LQ

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Accommodation comprises with approximate room sizes:-

Sealed unit double glazed composite entrance door leading to:

### Hallway

Stair flight to first floor. Two built in under stairs storage cupboards. Wood flooring. Obscured sealed unit double glazed window to front. Doors to:





## Lounge

12'10" x 9'10"

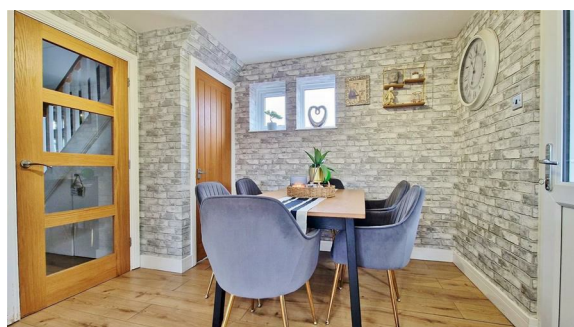
Ornamental mantle with electric fire under. Feature panel radiator. Sealed unit double glazed window to rear.



### Kitchen/Diner

18'10" x 9'10"

Modern fitted with a range of matching fronted units. Wood effect rolled edge work surfaces. Inset ceramic one and half bowl sink drainer unit with mixer tap. Further selection of matching units at both eye and floor level. Five ring hob and double oven to remain with fitted extractor fan above. Space for fridge/freezer. Plumbing for dishwasher. Wall mounted enclosed boiler providing heating and hot water throughout. Part tiled walls. Wood flooring. Built in storage cupboard. Two obscured sealed unit double glazed windows to front. Sealed unit double glazed window to side and rear aspect. Obscured sealed unit double glazed door leading to:



### Inner Hall

Sealed unit double glazed door to front. Obscured sealed unit double glazed door to rear. Door to:

### Utility Room

7'5" x 5'4"

Rolled edge work surface. Eye level storage cupboard. Space for tumble dryer. Plumbing for washing machine.

## First Floor Landing

Loft access with pull down ladder (part boarded). Sealed unit double glazed window to front. Doors to:



## Master Bedroom

13' x 11'1"

Radiator. Sealed unit double glazed window to rear.



## Bedroom Two

11'1" x 10'

Built in wardrobe. Radiator. Sealed unit double glazed window to rear.



## Bedroom Three

9'8" x 7'6"

Built in storage cupboard and fitted shelving. Radiator. Sealed unit double glazed window to front.





## Bathroom

Modern fitted with a white suite comprising of low level W/C with concealed cistern. Vanity wash hand basin with storage drawers under. Panelled bath with integrated shower controls and over head 'rainfall' shower and separate attachment. Fitted shower screen. Fully tiled walls. Tiled flooring. Fitted extractor fan. Obscured sealed unit double glazed window to front.



### Outside - Rear

33' Length - 43' Width. Part entertaining patio area. Part laid to lawn. Part artificial grass. Part shingled area. Wood storage shed. Outside tap. Enclosed by panel fencing.



### Outside - Front

Hard standing area providing ample off street parking.

### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: B

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

### JAF/06.24

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.

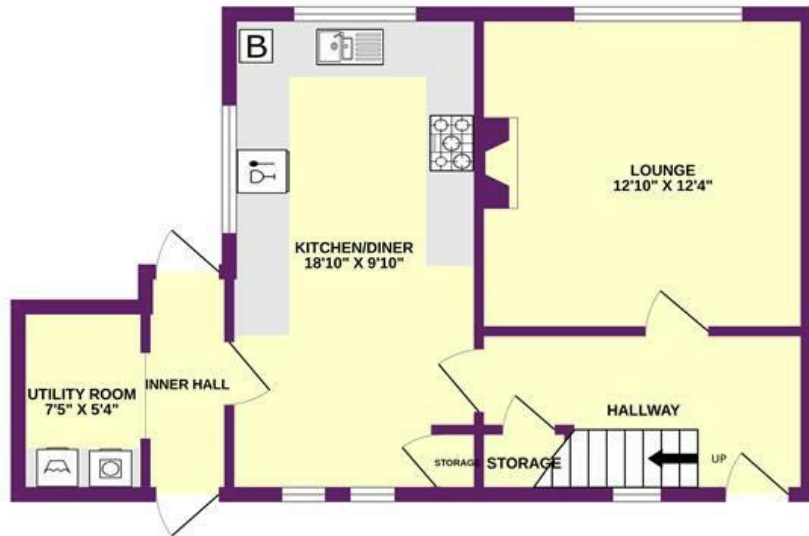
REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have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



## 1ST FLOOR

**Sheen's**  
The Action Agents



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

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

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