



Wheatsheaf Kirby Cross, CO13 0FS

IDEAL INVESTMENT Situated on the brand new development of Finches Park, in the ever popular Kirby Cross, Sheen's Estate Agents are delighted to offer for sale 2020 constructed, TWO BEDROOM MID TERRACE HOUSE. The property was built in 2022 and benefits from a modern feel throughout, en-suite to Master Bedroom, large garden, ground floor cloakroom and a private driveway providing off road parking. Frinton's town centre with shopping amenities in Connaught Avenue and seafront are located within one and a quarter miles away. The property is also within a third of a mile of the mainline railway station with links to London Liverpool Street. It is in the valuer's opinion that an internal inspection is highly recommended to avoid disappointment.

- Two Bedrooms
- En-Suite to Master Bedroom
- Newly Built In 2022
- Ground Floor Cloakroom
- Driveway & Off Road Parking
- Secluded Rear Garden
- Finches Park Development
- Close to Local School & Amenities
- Council Tax Band - B
- EPC Rating - B



Price £250,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

Lounge

13'4" x 12'1"

Stair flight to first floor. Vinyl flooring. Sealed unit double glazed window to front. Door to:



Hall

Vinyl flooring. Door to:

Cloakroom

Low level WC. Pedestal wash hand basin. Vinyl flooring. Extractor fan. Radiator.



Kitchen/Diner

13'4" x 10'3"

Fitted with a range of matching white 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 and electric oven under. Further selection of matching units both at eye and floor level. Integrated fridge/freezer. Integrated dishwasher. Plumbing for washing machine. Vinyl flooring. Extractor fan. Radiator. Sealed unit double glazed window to rear. Sealed unit double glazed 'French' style doors leading to rear garden.



Landing

Loft access. Doors to:



Master Bedroom

10'4" x 9'10"

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



En-Suite

Low level WC. Pedestal wash hand basin with mixer tap. Enclosed shower cubicle with wall mounted shower attachment. Tiled splash back. Tiled flooring. Extractor fan. Radiator.



Bedroom Two

13'4" x 10'3"

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



Bathroom

Suite comprises of low level WC. Pedestal wash hand basin with mixer tap. Enclosed panelled bath with shower attachment. Tiled splashback. Tiled flooring. Extractor fan. Radiator.



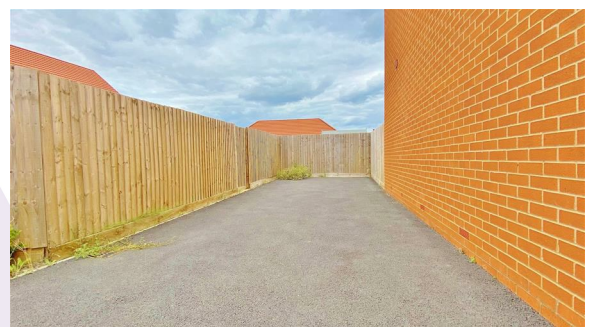
Outside - Rear

Part paved area. Remainder laid to lawn. Shed to remain. Enclosed by panelled fencing. Rear gate leading to off road parking for two vehicles.



Outside - Front

Pathway leading to entrance door. Remainder laid to shrubs.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: B

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

JD/08.24

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.

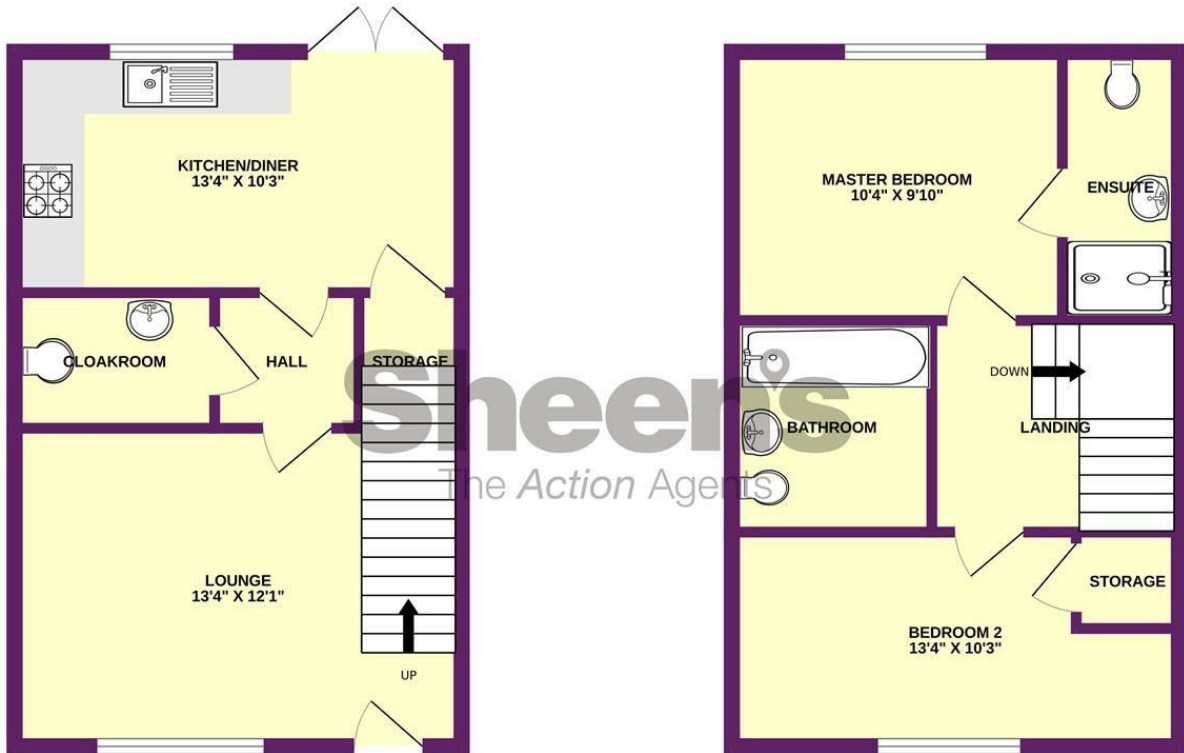
Disclaimer - wide angle lens etc.

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

1ST 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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