



Sadlers Close Kirby Cross, CO13 0QB

Situated in a non estate position in the sought after area of Kirby Cross, Sheen's Estate Agents are pleased to offer for sale TWO BEDROOM DETACHED BUNGALOW. The property is being offered with NO ONWARD CHAIN and is conveniently located within a quarter of a mile of Frinton's town centre with shopping amenities, mainline railway station and seafront. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Bedrooms
- Conservatory
- Large Rear Garden
- Non-Estate Position
- Shower Room
- Garage & Off Road Parking
- No Onward Chain
- EPC Rating - D
- Council Tax Band - C



Price £285,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

Porch

Tiled flooring. Obscured sealed unit double glazed door leading to:

Hallway

Loft access. Radiator. Doors to:



Shower Room

White suite comprises of low level WC. Pedestal wash hand basin with mixer tap. Fitted shower cubicle with wall mounted shower attachment. Weatherboard splashback. Remainder tiled walls. Vinyl flooring. Extractor fan. Radiator. Obscured sealed unit double glazed window to side.



Lounge

15'11" x 12'3"

Radiator. Sealed unit double glazed window to front.



Bedroom One

12'4" x 12'3"

Radiator. Sealed unit double glazed sliding patio door leading to rear garden.



Bedroom Two

10'10" x 8'11"

Radiator. Sealed unit double glazed window to front.



Kitchen

10'9" x 8'11"

Fitted with a range of matching fronted units. Wooden rolled edge work surfaces. Inset one and a half bowl sink and drainer unit with mixer tap. Inset four ring gas hob with electric oven and fitted extractor hood above. Further selection of matching units both at eye and floor level. Glass display cupboards. Space for fridge/freezer. Plumbing for washing machine. Enclosed combination boiler providing heating and hot water throughout. Fully tiled walls. Tiled flooring. Integrated shelving. Under cupboard lighting. Sealed unit double glazed window to rear. Obscured sealed unit double glazed door leading to:



Conservatory

12'7" x 11'2" max

Part brick construction. Polycarbonate pitched roof. Tiled flooring. Electric heater. Sealed unit double glazed windows to side and rear aspects. Sealed unit double glazed door to side leading to:



Outside - Rear

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



Outside - Front

Block paved driveway providing off street parking for several vehicles leading to garage with up and over door. Remainder laid to shingle. Beds stocked with bushes. Outside tap and lights. Enclosed by low panelled fencing.

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 - £150 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

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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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