



Frinton Road Kirby Cross, CO13 0LF

Located in the sought after area of Kirby Cross with NO ONWARD CHAIN, Sheen's Estate Agents have the pleasure in offering for sale this modern THREE BEDROOM GROUND FLOOR MAISONETTE with a GARDEN/COURTYARD. The property is conveniently situated within 50 meters of a local convenience store and within quarter of a mile of Kirby Cross's mainline railway station with direct links to London Liverpool Street. Frinton-on-Sea is within one and half miles of the property offering a range of shopping amenities in the town centre and the picturesque 'Greensward' and Seafront.

- Three Double Bedrooms
- 25'4" x 12'9" Lounge/Diner
- No Onward Chain
- Close to Amenities
- Close to Kirby Cross Train Station with Direct Links to London Liverpool Street
- Off Street Parking and Garage
- Partially Double Glazed
- Keys to View
- Council Tax Band: B
- EPC Rating D



Price £170,000 Leasehold

Accommodation comprises with approximate room sizes:-

Sealed unit double entrance door leading to:

Entrance Hall

Tiled flooring. Obscured sealed unit double glazed window to front. Door to bedroom three/study. Open access leading to:



Hallway

Tiled flooring. Radiator. Doors to:



Lounge/Diner

25'4" x 12'9"

Tiled flooring. Two radiators. Two sealed unit double glazed window to side. Sealed unit double glazed bay window to front. Obscured sealed unit double glazed door leading to Courtyard.



Kitchen

14'1" x 12'

Fitted with a range of modern matching fronted units. Marble effect rolled edge work surfaces. Inset stainless steel one and half bowl sink drainer unit with mixer tap. Space for 'Rangemaster' style cooker with fitted extractor fan above. Further selection of matching units at both eye and floor level. Fitted shelving. Plumbing for automatic washing machine. Plumbing for automatic dishwasher. Space for fridge/freezer. Wall mounted combination boiler providing heating and hot water throughout. Part tiled walls. Sealed unit double glazed windows to side and front aspect.



Master Bedroom

12'1" x 11'1"

Radiator. Sealed unit double glazed window to front.



Bedroom Two

12'1" x 10'

Fitted wardrobes to one wall. Radiator. Sealed unit double glazed window to rear.



Bedroom Three/Study

10'1" x 9'

Radiator. Sealed unit double glazed window to rear.



Wet Room

White suite comprising of low level W/C. Pedestal wash hand basin. Wall mounted electric shower with fitted seat and soak away. Part tiled walls. Heated towel rail. Fitted extractor fan. Obscured sealed unit double glazed window to side.



Courtyard Garden

Hard standing courtyard. Enclosed by panel fencing.



Outside - Front

Shingled area providing off street parking. Garage in block with up and over door.



DH.12/24

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 - £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 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.

Material Information - Leasehold Property

Tenure: Leasehold - Share of Freehold

Length of lease (years remaining): 136

Annual ground rent amount (£):

Ground rent review period (year/month):

Annual service charge amount (£): £600

Service charge review period (year/month):

Council Tax Band: B

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

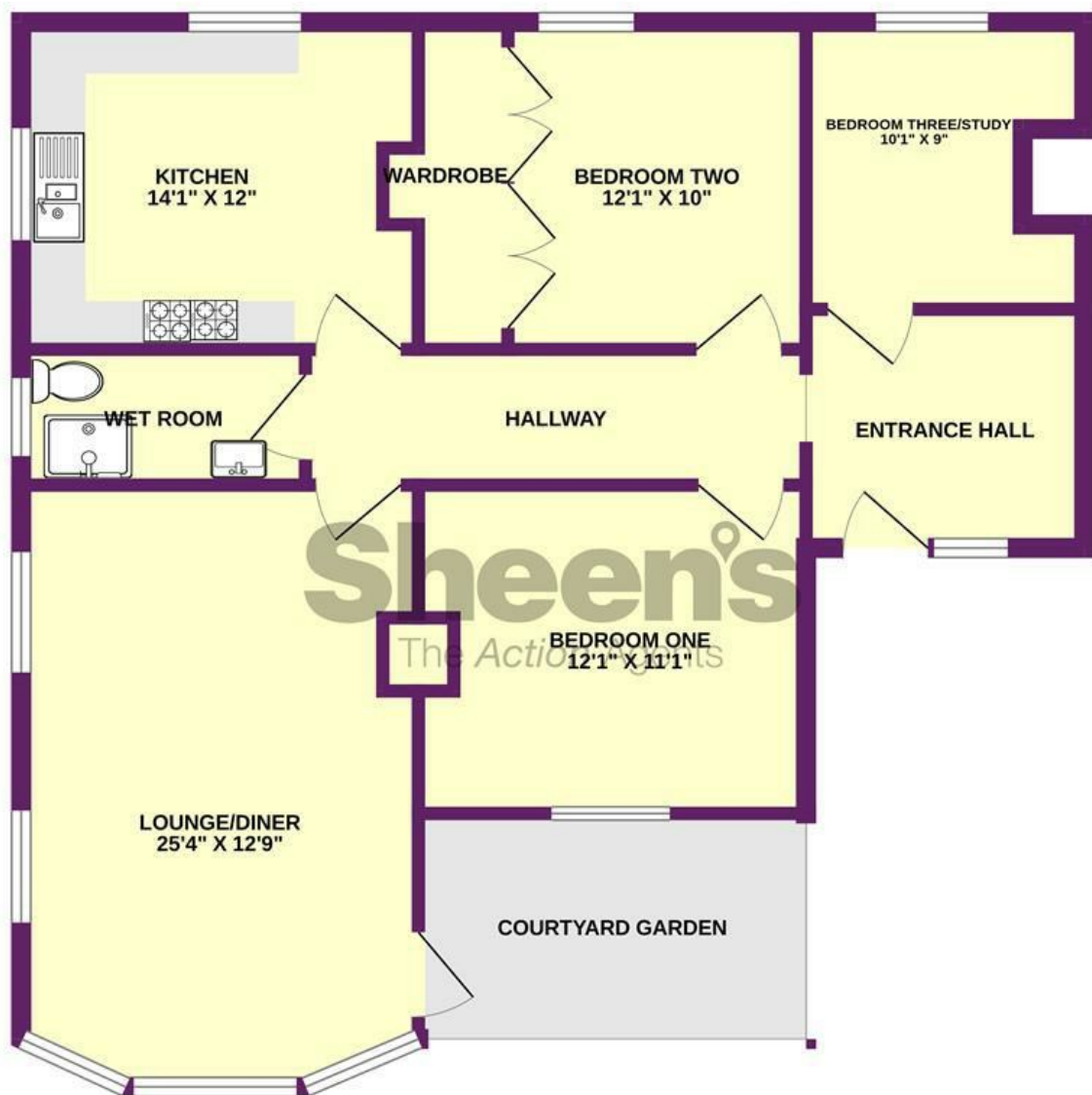
(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note



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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