



## The Meers Kirby Cross, CO13 0RB

Located just outside 'Frinton' Gates in a quiet cul-de-sac position, Sheen's Estate Agents are pleased to offer for sale this TWO DOUBLE BEDROOM DETACHED BUNGALOW. The property benefits from spacious accommodation throughout, garage and off road parking and SOUTH WEST facing garden. The property is situated within two miles of Frinton's mainline railway station, shopping amenities in Connaught Avenue and seafront. It is in the valuer's opinion that an internal viewing is highly recommended to fully appreciate the accommodation on offer.

- Two Double Bedrooms
- South West Facing Garden
- Conservatory
- Spacious Shower Room
- Close To 'Frinton Gates'
- Garage & Off Road Parking
- Cul-De-Sac Position
- No Onward Chain
- Council Tax Band - C
- EPC Rating - D



**Price £300,000 Freehold**

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

### Porch

Tiled flooring. Obscured hardwood door leading to:

### Hallway

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



### Bedroom Two

10'5" x 9'7"

Radiator. Sealed unit double glazed window to front.





### Shower Room

Suite comprises of low level WC. Pedestal wash hand basin. Fitted shower cubicle with wall mounted shower attachment. Part tiled walls. Laminate flooring. Extractor fan. Radiator. Obscured sealed unit double glazed window to side.



### Kitchen

11'8" x 8'2"

Fitted with a range of matching wooden fronted units. Granite effect hard edge work surfaces. Inset one and a half ceramic bowl sink and drainer unit. Cooker to remain. Extractor hood. Further selection of matching units both at eye and floor level. Space for fridge/freezer. Part tiled walls. Tiled flooring. Radiator. Obscured sealed unit double glazed door to side. Sealed unit double glazed window to side. Private access door leading to:



### Garage

16'7" x 8'

Wall mounted boiler providing heating and hot water throughout. Power/light connected. Electric up and over door.

### Bedroom One

17'9" into dr x 10'5"

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



### Lounge/Diner

17'9" x 11'10"

Radiator. Sealed unit double glazed window to side. Sealed unit double sliding patio door leading to:





## Conservatory

18'8" x 7'11"

Tiled flooring. Radiator. Windows to side and rear aspect. Double doors leading to:



## Outside - Rear

South west facing. Part paved area. Remainder laid to lawn. Sheds to remain. Beds stocked with shrubs. 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 electric up and over door. Remainder laid to lawn.

### 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): Yes

Non-Standard Property Features To Note: None

### JD/03.25

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.

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.  
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## Selling properties... not promises

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**Sheen's**  
The Action Agents