



## Frinton Road Kirby Cross, CO13 0PD

Situated in a NON-ESTATE position and being offered with NO ONWARD CHAIN, Sheen's Estate Agents have the pleasure in offering for sale this TWO DOUBLE BEDROOM DETACHED BUNGALOW. The property boasts a large welcoming entrance hall, 11'8 kitchen, 15'8 x 15'4" lounge opening onto a 67' south facing secluded rear garden. There is a one and half sized detached garage leading to ample off street parking for several vehicles and turning area to the front. Located within half a mile of local shopping amenities and within one mile of Frinton's town centre, mainline railway and seafront an early viewing is strongly recommended the appreciate the accommodation on offer.

- Two Double Bedrooms
- Sought After Non-Estate Position
- 11'9" x 10'8" Kitchen
- 15'8" x 15'4" Lounge
- 67' South Facing Secluded Rear Garden
- 24'9" x 10'9" Detached Garage
- Large Front Garden With Ample Off Street Parking
- No Onward Chain
- EPC Rating D
- Council Tax Band - C



**Price £325,000 Freehold**

Accommodation comprises with approximate room sizes:-

Sealed unit double glazed entrance door leading to:-

### Hallway

Built in storage cupboard housing wall mounted combination boiler providing heat and hot water throughout. Loft access with pull down ladder. Wood laminate flooring. Radiator. Door to:-



### Kitchen

11'9" x 10'8"

Fitted with a range of matching fronted units. Rolled edge worksurfaces. Inset stainless steel double bowl sink and drainer unit with mixer tap. Inset four ring gas hob. Further selection of matching units at both eye and floor level. Built in double eye level oven. Plumbing for washing machine. Built in larder cupboard with fitted shelving and obscured sealed unit double glazed window to side. Part tiled walls Tiled flooring. Radiator. Sealed unit double glazed window to front and side aspects. Obscured door giving access to side.





### Bathroom

White suite comprises low level w/c. Pedestal wash hand basin. Panelled bath with shower attachment. Fully tiled walls. Tiled flooring. Radiator. Obscured sealed unit double glazed window to side.



### Separate W/C

Low level w/c. Wash hand basin. Fully tiled walls. Tiled flooring. Radiator. Obscured sealed unit double glazed window to side.



### Bedroom 1

12'6" x 11'

Radiator. Sealed unit double glazed bay window to front.



### Bedroom 2

12' x 10'

Radiator. Sealed unit double glazed window to rear.



## Lounge

15'8" x 15'4"

Brick built fireplace with inset electric fire and TV plinths. Radiator. Two obscured sealed unit double glazed windows to side. Two sealed unit double glazed windows to rear. Sealed unit double glazed patio doors giving access to rear.



## Outside - Rear

67'

South facing. Part patio area. Majority laid to lawn. Array of flowers, shrubs and bushes. Wooden storage shed to remain. Outside light. Access to front via both sides. Private access door to:-





### Detached Garage

24'9" x 10'9"

Power and lighting connected. Window to rear and side aspects. Up and over door leading to front.



### Outside - Front

Large frontage. Part laid to lawn. Beds stocking shrubs and bushes. Hardstanding area providing ample off street parking for several vehicles with turning area leading to detached garage.



### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

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/05.25

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



## Selling properties... not promises

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**Sheen's**  
The Action Agents