



Sycamore Way Kirby Cross, CO13 0QN

Conveniently situated approximately one mile from Frinton's town centre, mainline railway station and the beautiful greensward and seafront, Sheen's Estate Agents have the pleasure in bringing to market this beautifully maintained THREE BEDROOM DETACHED BUNGALOW. The property is located in the sought after area of Kirby Cross and boasts spacious accommodation throughout with a 17'3 lounge, two double bedrooms, recently installed new roof and ample off street parking to the front leading to a garage. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Recently Installed New Roof
- Three Bedrooms
- Detached Bungalow
- New Boiler
- 'Sort After' Location
- Ample Off Street Parking
- Garage
- Close to Shops & Amenities
- EPC Rating - TBC
- Council Tax Band - C



Price £345,000 Freehold

Accommodation comprises with approximate room sizes:-

Sealed unit double glazed door leading to:-

Hallway

Doors to:-



Lounge

17'3" x 11'4"

Electric feature fire place. Sealed unit double glazed windows to rear. Sealed unit double glazed patio door to garden.



Kitchen

10'3" x 9'5"

Fitted with a range of matching fronted units. Square edge work surfaces. Inset stainless steel sink bowl and drainer unit. Inset four ring electric hob with electric oven under and extractor hood above. Further selection of matching units both eye and floor level. Plumbing for washing machine. Space for fridge/freezer. Wall mounted boiler providing heating and hot water throughout. Tiled flooring. Part tiled walls. Sealed unit double glazed window to rear. Obscured sealed unit double glazed door to side.



Master Bedroom

13'7" x 9'9"

Radiator. Sealed unit double glazed window to front.



Bedroom Two

11'5 x 10'5

Radiator. Sealed unit double glazed window to front.



Bedroom Three

9'9" x 8'10"

Radiator. Sealed unit double glazed window to side.



Bathroom

White suite comprises of Fitted panelled bath with wall mounted shower attachment. Vanity hand wash basin with storage cupboards under. Radiator. Built in airing cupboard housing hot water cylinder. Fully tiled walls and floor. Obscured sealed unit double window to side.



W/C

Low level w/c. Radiator. Fully tiled walls and floor. Obscured sealed unit double glazed window to side.



Outside - Rear

West facing. Secluded manicured garden. Part patio area. Part laid to lawn. Borders well stocked with flowers, shrubs and bushes. Wooden shed to remain. Outside tap. Enclosed by panelled fencing. Access to front via side.



Outside - Front

Paved hardstanding area providing ample off street parking leading to garage with up and over door.



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

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

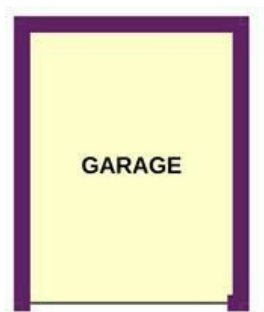
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ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

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.



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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