



Oxborrow Close Kirby Cross, CO13 0SN

Located on a popular modern development in the village of Kirby Cross, Sheen's Estate Agents are pleased to offer for sale this well presented THREE BEDROOM DETACHED HOUSE. The property is being offered with NO ONWARD CHAIN and is conveniently situated within two hundred yards of Kirby Cross's mainline railway station with links to London Liverpool Street and is approximately two miles from Frinton's Seafront and town centre. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Three Bedrooms
- 16'9" max x 13'10" max Lounge/Diner
- 10'7" x 7'5" Kitchen
- En-Suite Shower Room
- Fully Double Glazed
- Gas Central Heating
- Garage & Off Road Parking
- Close to Kirby Cross Station
- No Onward Chain
- Council Tax Band - C /EPC Rating - D



Price £285,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

Entrance Hallway

Stair flight to first floor. Under stairs storage. Vinyl flooring. Radiator. Doors to:



Cloakroom

Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Vinyl flooring. Radiator. Obscured sealed unit double glazed window to front.



Kitchen

10'7" x 7'5"

Fitted with a range of matching wooden fronted units. Rolled edge work surfaces. Inset ceramic bowl sink and drainer unit with mixer tap. Inset four ring electric hob with electric oven under. Fitted extractor hood. Further selection of matching wooden units both at eye and floor level. Part tiled walls. Vinyl flooring. Enclosed wall mounted combination boiler providing heating and hot water throughout. Space for fridge/freezer. Plumbing for washing machine and dishwasher. Radiator. Sealed unit double glazed window to front.



Lounge/Diner

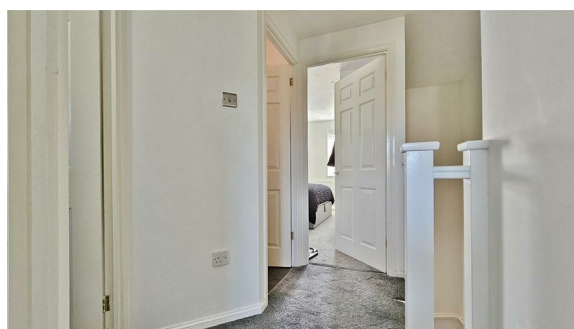
16'9" max x 13'10" max

Built in under stairs storage cupboard. Marble surround with inset electric fire. Vinyl flooring. Two radiators. Sealed unit double glazed window to rear. Sealed unit double glazed 'French' style doors leading to rear garden.



Landing

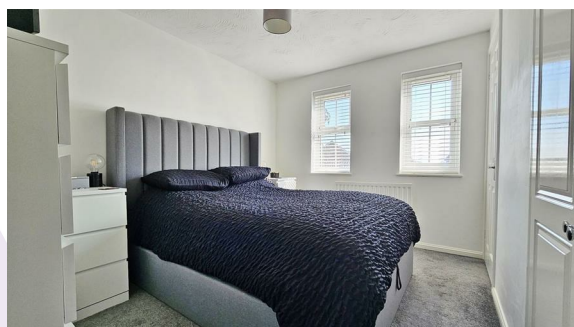
Loft access. Doors to:



Master Bedroom

11'10" max 10'8" max

Built in wardrobe. Radiator. Sealed unit double glazed window to front. Door to:



En-Suite Shower Room

Vanity wash hand basin with storage space under. Fitted shower cubicle with waterfall shower and separate shower attachment. Part tiled walls. Vinyl flooring. Extractor fan. Radiator. Obscured sealed unit double glazed window to front.



Bedroom Two

10'8" x 8"

Built in wardrobe. Radiator. Sealed unit double glazed window to rear.



Bedroom Three

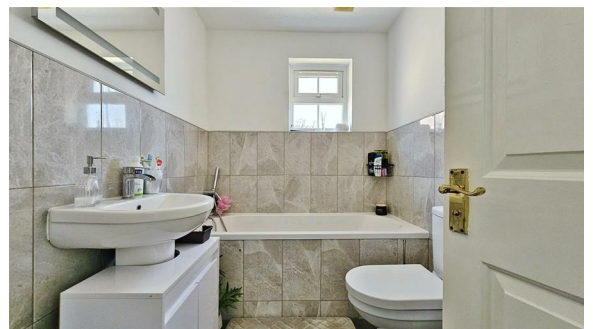
8'10" x 5'7"

Radiator. Sealed unit double glazed window to rear.



Bathroom

White suite comprising of low level WC. Pedestal wash hand basin with mixer tap. Enclosed panelled bath with shower attachment. Part tiled walls. Vinyl flooring. Extractor fan. Radiator. Obscured sealed unit double glazed window to side.



Outside - Rear

Part paved area. Remainder laid to lawn and shingle. Private access door to garage with power and light connected. Enclosed by panelled fencing.



Outside - Front

Blocked paved driveway leading to garage with up and over door. Pathway leading to entrance door. Remainder laid to shingle.

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/06.25

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 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.

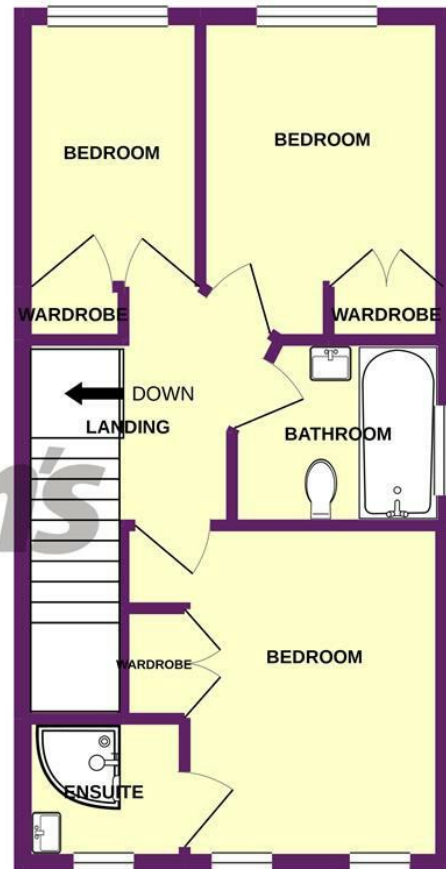
Disclaimer - wide angle lens etc.

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
388 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 782 sq.ft. (72.7 sq.m.) approx.

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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