



Chapel Lane Kirby Cross, CO13 0NF

Located in a NON-ESTATE position in the sought after location of Kirby Cross, Sheen's Estate Agents have the pleasure in bringing to market this immaculately presented TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW. The property boasts good sized accommodation with a light and airy feel throughout and benefits from a mature landscaped west facing garden capturing the afternoon/late evening sun. The mainline railway station at Kirby Cross is within three quarters of a mile away and Frinton's town centre and seafront are conveniently located within 2 miles from the property. An early viewing is highly recommended to fully appreciate the accommodation on offer.

- Two Double Bedrooms
- 17'10" Lounge/Diner
- 12'5" Fitted Kitchen/Breakfast Room
- White Bathroom Suite
- Quiet Non-Estate Position
- Secluded West Facing Rear Garden
- 10'4" x 6'10" Study/Art Room
- Garage and Parking
- EPC Rating C
- Council Tax Band - C



Price £292,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door leading to:

Hallway

Built in airing cupboard housing hot water cylinder. Loft access (part boarded with power and lighting). Radiator. Doors to:



Master Bedroom

14'8" x 10'10"

Radiator. Sealed unit double glazed window to front.



Bedroom Two

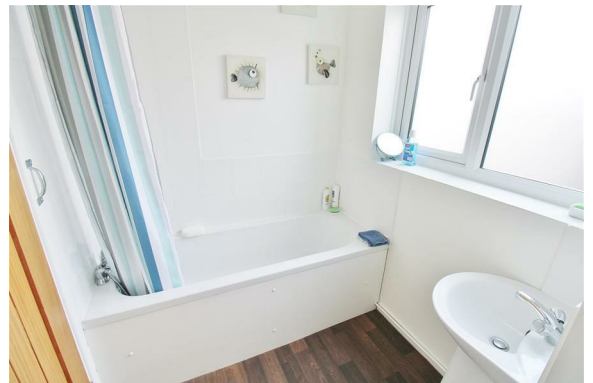
12' x 10'3"

Radiator. Sealed unit double glazed window to front .



Bathroom

White suite comprising of low level W/C. Pedestal wash hand basin. Panelled bath with shower attachment. Part tiled walls. Radiator. Two sealed unit double glazed windows to side.



Lounge/Diner

17'10" x 10'10"

Exposed wooden flooring. Radiator. Sealed unit double glazed patio doors giving access to rear.



Kitchen/Breakfast Room

12' x 10'7"

Fitted with a range of matching fronted units. Marble effect rolled edge work surfaces. Inset stainless steel bowl sink drainer unit with mixer tap. Inset four ring gas hob. Further selection of matching units at both eye and floor level. Plumbing for washing machine. Wall mounted boiler providing heating and hot water throughout (installed 2024). Space for fridge/freezer. Built in eye level double oven. Fitted breakfast bar. Built in storage cupboard. Radiator. Sealed unit double glazed window to rear. Window to side. Door giving access to:



Inner Hall

Door to rear. Door to front. Door leading to:



Study/Art Room

10'4" x 6'10"

Beamed ceiling. Sealed unit double glazed window to rear.



Garage

13' x 8'8"

Up and over door leading to front.

Outside - Rear

West facing well established mature garden. Patio area. Part laid to lawn. Beds stocking flowers, shrubs and bushes. Multiple vegetable patches. Green house. Wooden potting shed. Enclosed by panel fencing.



Alternate Rear View



Outside - Front

Hardstanding area providing off street parking leading to garage with an up and over door. Part shingled area providing further off street parking. Part laid to lawn. Beds stocking shrubs and bushes.

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 - For Current Correct Information Please Visit:

<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

JAF 0825

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

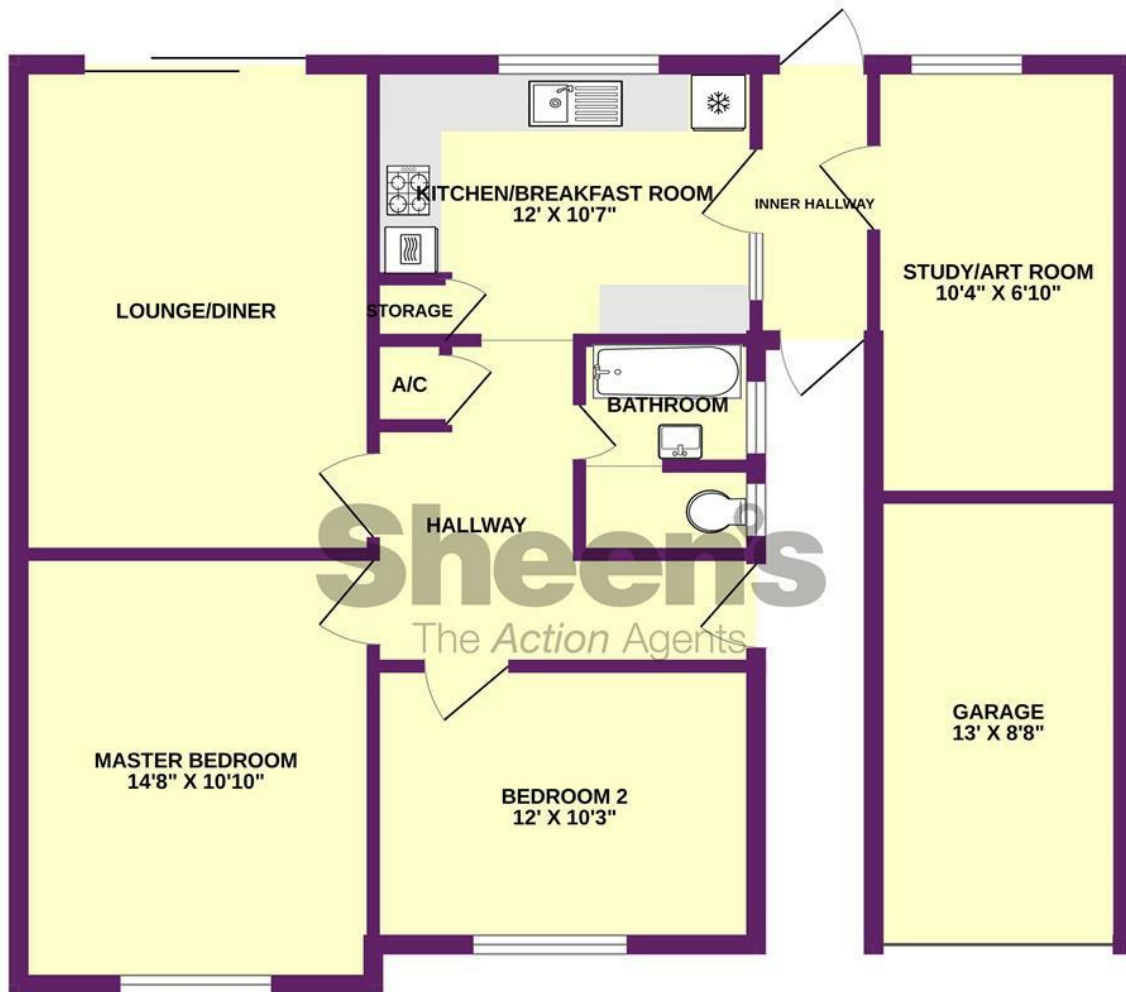
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside 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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