



Bemerton Gardens Kirby Cross, CO13 0QA

Located in the sought after area of Kirby Cross and being offered with NO ONWARD CHAIN, Sheen's Estate Agents are pleased to offer for sale this EXTENDED TWO BEDROOM DETACHED BUNGALOW. The property is in need of modernisation but boasts a SOUTH FACING garden with open-field views and is conveniently located within a short stroll of local shopping amenities and is within half a mile of Kirby Cross' mainline railway station with links to London Liverpool Street. Frinton's town centre and seafront are approximately one and a half miles away. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Bedroom Detached Bungalow
- No Onward Chain
- South Facing Rear Garden
- Open-Field Views
- 22" Lounge/Diner
- Garage & Ample Off Road Parking
- Gas Central Heating
- Fully Double Glazed
- EPC Rating - TBC
- Council Tax Band - C



Price £265,000 Freehold

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The accommodation comprises approximate room sizes:

Obscured sealed unit double glazed entrance door leading to:-

Porch

Tiled flooring. Obscured sealed unit double glazed windows to both sides. Obscured sealed unit double glazed door to:-

Hallway

Wood effect vinyl flooring. Built in storage cupboard. Loft access. Radiator. Doors to:-



Lounge/Diner

22" x 10'11"

Wood effect vinyl flooring. Two radiators. Large sealed unit double glazed window to front. Sealed unit double glazed window to rear. Door to:-



Conservatory

12'1" x 12'3"

Wood effect laminate flooring. Sealed unit double glazed windows to rear and side. Sealed unit double glazed patio doors to garden.



Kitchen

9'12" x 8'1"

Fitted in a range of matching fronted units. Square edge work surfaces. Inset ceramic sink bowl and drainer unit. Inset four ring electric hob with extractor hood above. Built in eye level electric oven. Further range of matching fronted units both eye and floor level. Space for fridge. Plumbing for washing machine. Fully tiled walls. Vinyl flooring. Sealed unit double glazed window to rear. Obscured sealed unit double glazed door to side.



Master Bedroom

11'7" x 11'8"

Radiator. Sealed unit double glazed window to front.



Bedroom Two

9'9" x 8'1"

Radiator. Sealed unit double glazed window to side.



Shower Room

White suite comprises of low level w/c. Vanity hand wash basin with storage cupboards under. Fitted shower cubical with wall mounted shower attachment. Heated towel rail. Fully tiled walls. Tiled flooring. Obscured sealed unit double glazed window to rear.



Outside - Rear

South Facing. Part paved area. Remainder laid to artificial grass. Array of trees shrubs and bushes. Access to front via side gate. Open-field views. Enclosed by panelled fencing.



Outside - Front

Hard standing area providing ample off street parking leading to garage.



Material Information - Freehold Property

Tenure:

Council Tax: Tendring District Council; Council Tax Band C ; Payable 2025/2026 £1970.52 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: N/A

DH/12.25

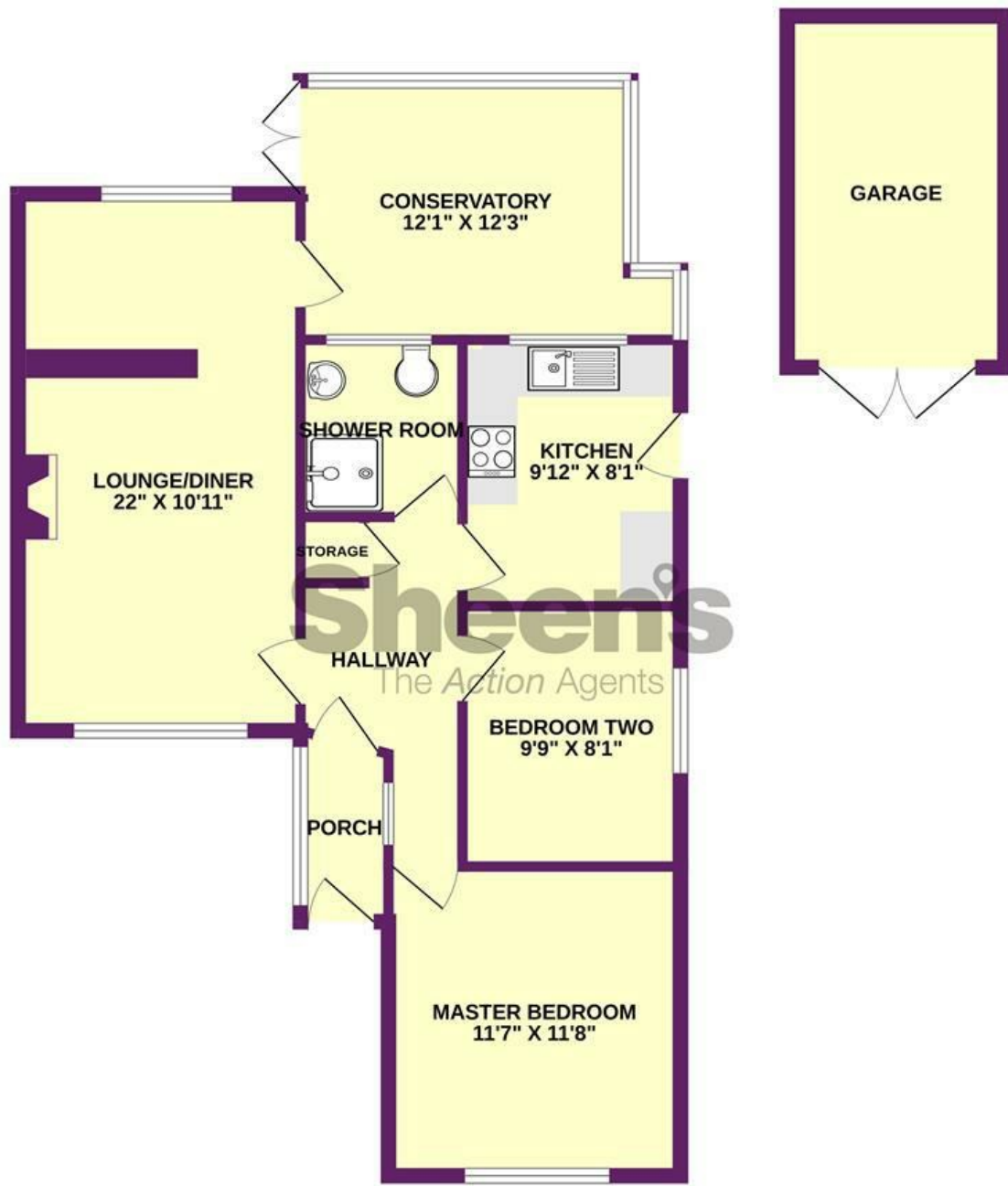
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source 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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