



ESTATE AGENTS

... the key to a successful move



Thorpe Road, Kirby Cross, Frinton-On-Sea, Essex, CO13 0ND

**Offers in the
region of
£315,000**

- * DETACHED HOUSE
- * FOUR DOUBLE BEDROOMS
- * TWO RECEPTION ROOMS
- * EXCELLENT COMMUTER LINKS INTO LONDON
- * SOUTH FACING GARDEN

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

A FOUR DOUBLE BEDROOM DETACHED HOUSE with an integral garage conveniently positioned in the village of Kirby Cross within easy reach of Kirby Cross Rail Station with links to Colchester and Liverpool Street London, local shops and schools. The property which is well suited for a growing family has spacious accommodation both up and downstairs which comprises: a good sized entrance hall, open plan lounge and dining areas, kitchen, utility, cloaks and to the first floor bedroom one with en suite shower room, three further double bedrooms and a family bathroom, outside is a private rear garden and off road parking to the front of the garage. THIS EXCELLENT FAMILY ACCOMMODATION IS NOT TO BE MISSED!

GROUND FLOOR

ENTRANCE HALL

Ceiling light point, radiator, ceramic tiled flooring, stairs to first floor, uPVC exterior door



OPEN PLAN LOUNGE /DINING AREA 18'4" x 11'1"



Lounge Area 18'4" x 11'1" (5.6m x 3.4m)

Coving to the ceiling, radiator, ceiling light point, uPVC double glazed window with front aspect



Dining Room 10'9" x 8'6" (3.3m x 2.6m)

Coving to the ceiling, radiator, ceiling light point, uPVC double glazed window with rear aspect



BREAKFAST KITCHEN 10'9" x 10'5" (3.3m x 3.2m)

Fitted with a range of wall and base units with co-ordinating worktops, sink and drainer with mixer tap, freestanding double oven and hob, extractor fan, spaces for appliances. Coving to the ceiling, radiator, ceiling light point, ceramic tiled flooring, part wall tiled, uPVC double glazed window, access to the utility room

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UTILITY 7'10" x 4'11" (2.4m x 1.5m)

Wall and base units with co-ordinating worktop, sink and drainer with mixer tap, plumbing for washer machine and dishwasher, spaces for appliances. Ceiling light point, radiator, tiled flooring, part wall tiled, exterior door



FIRST FLOOR

STAIRS & LANDING

Ceiling light point, access to loft space, coving to the ceiling, storage cupboard, uPVC double glazed window

BEDROOM ONE 12'9" x 11'1" (3.9m x 3.4m)

Coving to the ceiling, radiator, ceiling light point, uPVC double glazed window with front aspect



CLOAKS

Fitted with a two piece white cloakroom suite comprises: Wash hand basin and low level w.c. Coving to the ceiling, radiator, part wall tiled, ceiling light point, uPVC double glazed window.



EN SUITE

Fitted with a three piece white shower suite comprises: separate shower enclosure, pedestal wash hand basin, low level w.c. Ceiling light point, radiator, part wall tiled, uPVC double glazed window

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BEDROOM TWO 11'9" x 9'10" (3.6m x 3.0m)

Coving to the ceiling, radiator, ceiling light point, uPVC double glazed window with rear aspect



BEDROOM FOUR 10'9" x 10'2" (3.3m x 3.1m)

Coving to the ceiling, radiator, ceiling light point, uPVC double glazed window with rear aspect



BEDROOM THREE 12'5" x 8'2" (3.8m x 2.5m)

Coving to the ceiling, radiator, ceiling light point, uPVC double glazed window with front aspect



BATHROOM

Fitted with a three piece white bathroom suite comprises: Panelled bath with over bath shower, pedestal wash hand basin, low level w.c. Ceiling light point, coving to the ceiling, radiator, fully wall tiled, ceramic tiled flooring, uPVC double glazed window.

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another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

OUTSIDE

To the front of the property is a block paved driveway which leads to garage, a further blocked paved area provides off street parking, gated access to rear.

The rear garden is South facing and is is mainly laid to lawn with paved patio, timber summer house, pathway with gate leading to the front of the property either side.



GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 268422

Services

We believe all are available.


Tenure

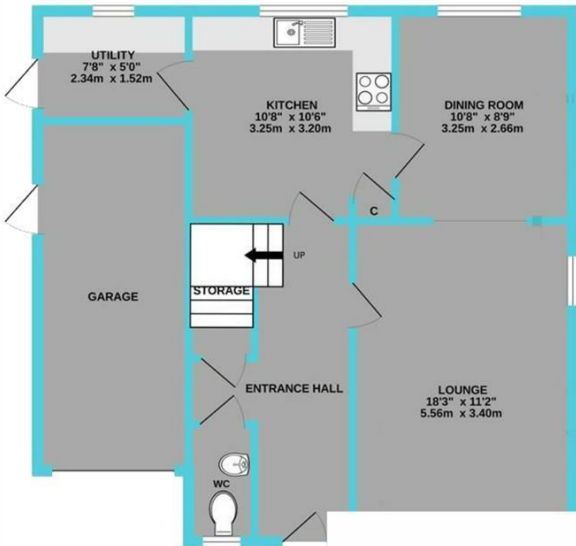
Assumed to be freehold

Offer Procedure

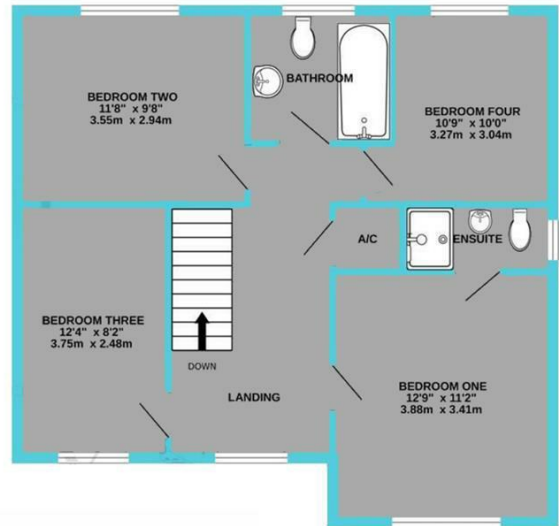
All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to

Energy Efficiency Rating

| | Current | Potential |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 69 | 79 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |



Ground Floor



First Floor

*For illustration purposes only (Do Not Scale)

Keys Independent Estate Agents Ltd for themselves and for the vendors of this property whose agents they are given notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Keys Independent Estate Agents Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Keys Estate Agents is the Marketing name of Keys Independent Estate Agents. Registered in England, Reg no.4554970 Directors: Danny Mayer, James Havill.

YOU HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT
Written quotations of credit terms available on request. A life assurance policy may be required