



Bellamy Close Kirby Cross, CO13 0PQ

*** GUIDE PRICE £400,000 - £415,000 ***

Situated in a cul-de-sac location in the heart of Kirby Cross, Sheen's Estate Agents have the pleasure in bringing to market this THREE/FOUR BEDROOM DETACHED HOUSE. The property benefits from three reception rooms, a modern kitchen/bathroom and is positioned in a secluded cul-de-sac position. Bellamy Close is within half a mile of Frinton's Connaught Avenue shopping centre and railway station with links to London Liverpool Street. The property is also positioned with easy access of Frinton-on-Sea's Greensward, Seafront and local sporting amenities.

- Three/Four Bedrooms
- Three Reception Rooms
- Modern Kitchen & Bathroom
- Snug/Office Room
- Ground Floor Cloakroom
- Secluded Rear Garden
- Off Road Parking
- Cul-De-Sac Position
- Council Tax Band - D
- EPC Rating - C

Guide Price £400,000 Freehold



Accommodation comprises with approximate room sizes:-

Composite door leading to:

Entrance Hall

Stair flight to first floor. Laminate flooring. Radiator. Obscured sealed unit double glazed window to side and front. Door to:



Cloakroom

Low level WC. Wash hand basin. Tiled splashback. Tiled flooring. Radiator. Obscured sealed unit double glazed window to front.



Kitchen

12'9" x 8'9"

Fitted with a range of matching fronted units. Wooden hard edge work surfaces. Inset one and a half composite sink and drainer unit. Rangemaster to remain with extractor hood above. Further selection of matching units both at eye and floor level. Integrated fridge/freezer. Plumbing for washing machine and dishwasher. Wooden splashback. Tiled flooring. Featured radiator with towel rail. Spotlights. Sealed unit double glazed windows to front. Door to:



Lobby

Tiled flooring. Sealed unit double glazed door leading to rear garden. Door to:

Bedroom Four/Reception Room

13'7" x 7'4"

Built in wardrobes. Built in storage cupboard housing boiler providing heating and hot water throughout. Loft access. Radiator. Sealed unit double glazed window to front.



Lounge/Diner

21'8" x 12'3"

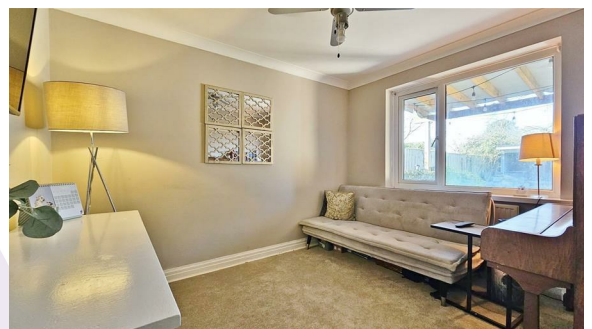
Laminate flooring. Wall mounted electric fire. Two radiators. Sealed unit double glazed windows to rear. Sealed unit double glazed 'French' style doors leading to rear garden. Double doors leading to:



Snug/Office

10'6" x 8'9"

Radiator. Sealed unit double glazed window to rear.



Landing

Loft access. Sealed unit double glazed window to front. Doors to:



Bathroom

Modern suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage cupboard under. Enclosed panelled bath with fitted shower screen and wall mounted shower attachments. Built in airing cupboard housing hot water cylinder. Part tiled walls. Tiled flooring. Wall mounted heated towel. Obscured sealed unit double glazed window to front.



Bedroom One

12'7 x 9'6"

Fitted wardrobes with sliding doors. Radiator. Sealed unit double glazed window to rear.



Bedroom Two

11'8" x 9'6"

Radiator. Sealed unit double glazed window to rear.



Bedroom Three

8'9" x 8'6"

Radiator. Sealed unit double glazed window to front.



Outside - Rear

Part paved area. Remainder laid to lawn. Beds stocked with shingle and an array of trees. Under cover seating area with fitted bar. Large shed to remain. Outside lights. Outside socket. Access to front via both side gates. Enclosed by panelled fencing.



Outside - Front

Hardstanding concrete and shingled area providing off street parking for several vehicles. Outside tap. Outside light.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D

Any Additional Property Charges: None

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: None

JD 0225

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

1ST FLOOR



BELLAMY CLOSE

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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