



## Oakwood Close Kirby Cross, CO13 0RE

Situated in an established position in the sought after village of Kirby Cross, Sheen's Estate Agents are pleased to offer for sale this well presented, TWO BEDROOM DETACHED BUNGALOW. The property benefits from a modern shower room, garage and off road parking and is positioned in a peaceful, cul-de-sac. The property is also conveniently located approximately one mile from Frinton's town centre with it's range of shopping amenities, mainline railway station and beautiful seafront. It is in the valuer's opinion that an early viewing is highly recommended to avoid disappointment.

- Two Bedrooms
- Modern Shower Room Suite
- 12'4" Conservatory
- Secluded Rear Garden
- Garage & Off Road Parking
- Cul-De-Sac Position
- Walking Distance To Frinton
- Council Tax Band C
- EPC Rating Exempt



**Price £250,000 Freehold**

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door to:

## Hallway

Laminate flooring. Loft access with pull down ladder housing combination boiler providing heating and hot water throughout. Doors to:

## Bedroom One

11'4" x 8'8"

Radiator. Sealed unit double glazed window to front.



## Bedroom Two

8'2" x 7'3"

Radiator. Sealed unit double glazed window to front.



## Shower Room

Modern suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage cupboards under. Fitted shower cubicle with wall mounted shower attachment. Fully tiled walls. Laminate flooring. Spotlights. Extractor fan. Wall mounted electric towel rail. Obscured sealed unit double glazed window to side.



## Lounge

12'8" x 11'11"

Radiator. Sealed unit double glazed windows to rear aspect. Sealed unit double glazed 'French' style doors leading to conservatory. Door to:



## Kitchen

9'1" x 7'3"

Fitted with a range of matching white fronted units. Rolled edge work surfaces. Inset stainless bowl sink and drainer unit. Cooker to remain. Fitted extractor hood. Further selection of matching units both at eye and floor level. Plumbing for washing machine. Spade for fridge/freezer. Part tiled walls. Vinyl flooring. Radiator. Sealed unit double glazed window to rear.



## Conservatory

12'4" x 9"

Laminate flooring. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed 'French' style doors leading to:



### Outside - Rear

Majority laid to paving. Remainder laid to an array of flowers, shrubs and bushes. Access to front via side gate. Outside tap. Enclosed by panelled fencing.



### Outside - Front

Pathway leading to entrance door. Remainder laid to slate with an array of trees and shrubs. Pathway leading to the rear of the property access off road parking space leading to garage with up and over door.

### Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band C - £2059.18

Any Additional Property Charges:

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

Non-Standard Property Features To Note:

### LE 03/26

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.

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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.

**Agents Note - Restrictive Covenants on Title**

This property is subject to restrictive covenants and easements as noted in the Land Registry Charges Register, primarily contained within a Transfer dated 10 November 1978. We recommend that all prospective buyers review the official Register of Title with their legal representative to satisfy themselves as to the full extent of these entries."



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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