

FRINTON ROAD, KIRBY CROSS, ESSEX, CO13 0PW

Price

£300,000

FREEHOLD

- Two Double Bedrooms
- Immaculately Presented Throughout
- Spacious Accommodation
 - 12'10" Kitchen/Diner
- 12'1" Conservatory Over Looking Garden
 - Ground Floor Cloakroom
- Mature, Well Maintained 42' Rear Garden
- Ample Off Street Parking & Garage To Rear
 - Non-Estate Position
- EPC Rating D/ Council Tax Band - C



FENTONS
ESTATE AGENTS



Presented in immaculate decorative order and situated in a NON-ESTATE position, this spacious TWO DOUBLE BEDROOMED SEMI-DETACHED HOUSE is one not to be missed. The property boasts a large welcoming entrance hall, a ground floor cloakroom and double glazed conservatory giving access to a well maintained 42' rear garden and private GARAGE. Situated within one and a half miles of Frinton's town centre, with shopping amenities in Connaught Avenue, mainline railway station and seafront, an early viewing is highly recommended to fully appreciate the accommodation on offer.

Accommodation comprises of approximate room sizes

Obscured composite entrance door giving access to:

Entrance Hall

13'6" x 6'8"

Original exposed wood flooring. Stair flight to first floor. Two built in under stairs storage cupboards. Further built in double length storage cupboard. Radiator. Doors to:

Lounge

14' x 13'

Original exposed wood flooring. Feature fireplace with electric fire under with potential for open fire or log burner. Radiator. Sealed unit double glazed window to front.

Kitchen/Diner

12'10" x 10'

Fitted with a range of high gloss matching fronted units. Wood effect worksurfaces. Inset stainless steel bowl sink drainer unit with mixer tap. Fitted four ring electric hob with built in oven under and fitted extractor fan above. Further selection of matching units at both eye and floor level. Plumbing for washing machine and dishwasher. Built in larder cupboard. Part tiled walls. Newly fitted wall mounted combination boiler providing heating and hot water throughout. Radiator. Window to conservatory door giving access to:

Conservatory

12'1" x 6'9"

Part brick base. Poly-carbonate roof. Wood flooring. Radiator. Sealed unit double glazed windows to rear and side aspect. Sealed unit double glazed 'French' style doors giving access to rear.

Cloakroom

White suite comprising of low level. Vanity wash hand basin with storage cupboard under. Part tiled walls. Radiator. Obscured sealed unit double glazed window to side.

First Floor Landing

Loft access part boarded with power and lighting connected. Doors to:

Master Bedroom

14' x 13'

Radiator. Sealed unit double glazed window to front.

Bedroom Two

11' x 10'

Built in wardrobes to one wall. Built in shelving. Radiator. Sealed unit double glazed window to rear.

Bathroom

Suite comprising of low level w/c with concealed cistern. Vanity wash hand basin with storage cupboard under. Panelled bath with shower attachment and fitted glass bi-folding shower screen. Fully tiled walls. Tiled flooring. Heated towel rail. Radiator. Two obscured sealed unit double glazed windows to side.

Outside - Rear

42'

Well maintained with two patio seating areas. Remainder laid to lawn with borders well stocked with flowers, shrubs and bushes. Timber constructed summer house (12'6" x 9'3") to remain with power and lighting connected and window to side. Outside tap. Outside light. Private access door leading to garage.



Garage

17'8" x 9'1"

Power and lighting connected. Up and over door leading to rear.

Outside - Front

Paved hard standing area providing off street parking. Part laid to lawn. Beds well stocked with flowers, shrubs and bushes. Timber constructed bin storage. Access to rear via side gate.

AML

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.

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.

REFERRAL FEES

You will find a list of any/all referral fees we may receive on our website

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: C

Payable 2026/2027 £2059.18 Per Annum



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Any Additional Property Charges: N/A

Services Connected: (Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone, Broadband & Mobile Coverage): For Current
Correct Information Please Visit:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

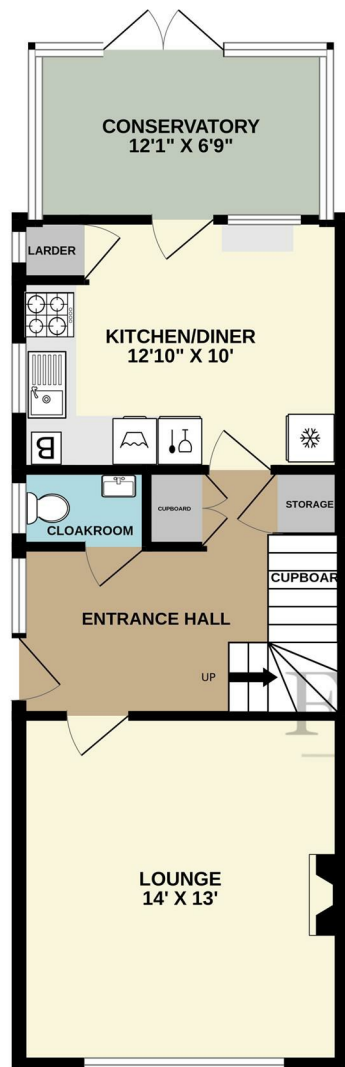
Non Standard Property Features To Note: N/A



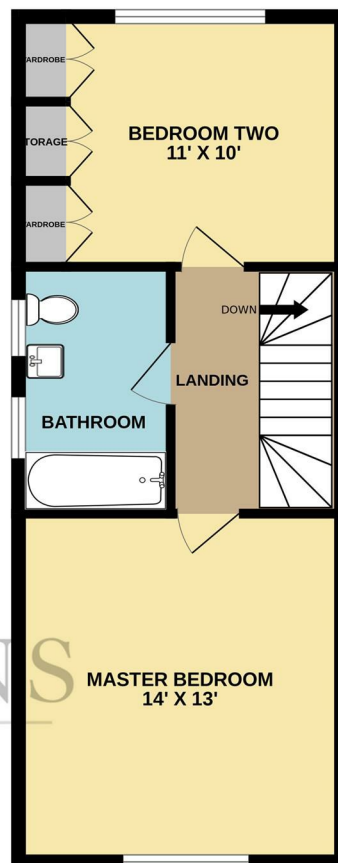
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GROUND FLOOR



1ST FLOOR



FRINTON ROAD

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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Call us on

01255 779810

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www.fentonsestates.co.uk

Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

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