





WHEATSHEAF, KIRBY CROSS, ESSEX, CO13 0FS

Offers in excess of

£250,000

FREEHOLD

- Two Double Bedrooms
- Ensuite to Master Bedroom
- Ground Floor Cloakroom
- 2022 Built
- Private Rear Garden & Off Street Parking
- Modern Throughout
- Close to local Shops & Amenities
- Close to Kirby's Mainline Railway Station
- EPC Rating B
- Council Tax Band B

2 2 1 B

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Situated on the sought-after Finches Park development in Kirby Cross, Fenton's Estate Agents are delighted to bring to market this attractive TWO DOUBLE BEDROOM end of terraced home. The property offers modern and well-presented accommodation throughout. Benefiting from a contemporary fitted kitchen, ground floor cloak room, ENSUITE to the master bedroom, private rear garden, parking spaces for two vehicles and convenient access to local amenities, Kirby Cross railway station and nearby Frinton-on-Sea. An early viewing is highly recommended.

Accommodation comprises of approximate room sizes

Sealed unit double glazed composite door leading to:-

Lounge
13'4" x 12'
Wood effect laminate flooring. Radiator. Sealed unit double glazed window to front. Stair-flight to first floor. Door to:-

Kitchen
13'4" x 10'4"
Fitted in a range of matching fronted units. Wood effect rolled edge work surfaces. Inset stainless steel sink bowl and drainer unit. Inset four ring gas hob with oven under and extractor hood above. Further range of matching fronted units both eye and floor level. Integrated fridge/freezer. Integrated washing machine & dishwasher. Built in storage cupboard. Radiator. Sealed unit double glazed window to rear. Sealed unit double glazed patio doors to garden.

Cloakroom
White suite comprises of low level w/c. Pedestal hand wash basin. Wood effect laminate flooring. Radiator.

Landing
Loft access. Sealed unit double glazed window side. Doors to:-

Master Bedroom
10'4" x 9'11"
Radiator. Sealed unit double glazed window to rear. Door to:-

Ensuite
White suite comprises low level w/c. Pedestal hand wash basin. Fitted shower cubicle with wall mounted shower attachment. Part tiled walls. Tiled flooring. Extractor fan. Radiator.

Bedroom Two
13'4" x 8'10"
Sealed unit double glazed window to front. Radiator. Built in storage cupboard.

Bathroom
White suite comprises of low level w/c. Pedestal hand wash basin with storage cupboards under. Fitted paneled bath with wall mounted shower attachment. Radiator. Tiled flooring. Part tiled walls. Extractor fan.

Outside - Rear
Part paved patio area. Reminder laid to lawn. Shed to remain. Wooden gate giving access to side. Enclosed by paneled fencing.

Outside - Front
Hard standing area providing off street parking for two car parking spaces.

Material Information - Freehold Property

Tenure: Freehold
Council Tax: Tendring District Council
Council Tax Band: B
Payable 2026/2027 £1801.78 Per Annum

Any Additional Property Charges:

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

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.

Disclaimer - Wide Angle Lens Etc











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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.

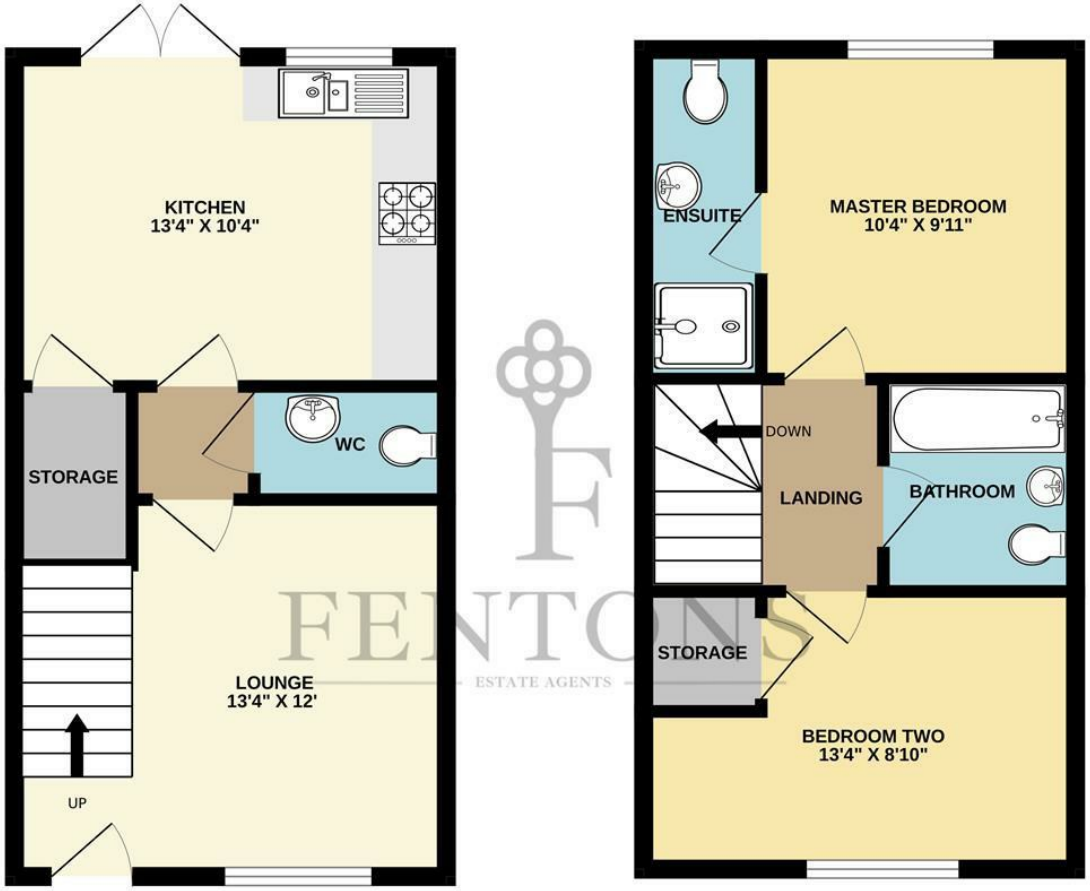






GROUND FLOOR

1ST FLOOR



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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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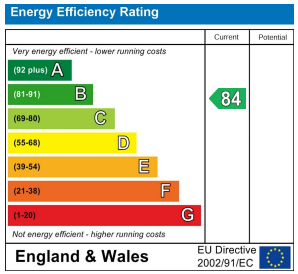
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Council Tax Band

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