

THE LARNEYS, KIRBY CROSS, ESSEX, CO13 0UG

Offers in excess of

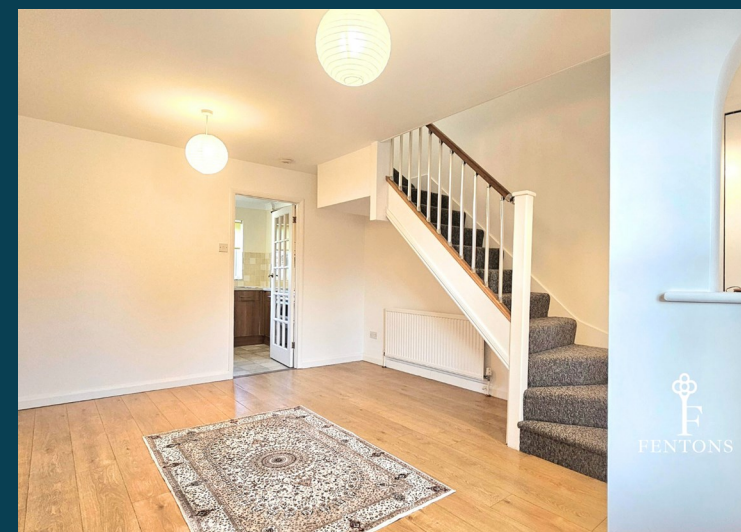
£200,000

FREEHOLD

- Two Bedrooms
- Ideal Investment Opportunity
- Cul-De-Sac Position On The Popular 'Frietuna' Development
- 17'5" Garage & Off Street Parking
- Well Presented Throughout
- Secluded Landscaped Rear Garden
- Gas Central Heating
- No Onward Chain
- Council Tax Band - B
- EPC Rating - D



FENTONS
ESTATE AGENTS



Situated on the popular 'Frietuna' development, Fentons are pleased to offer for sale this TWO BEDROOM MID-TERRACE HOUSE. The property is being offered with NO ONWARD CHAIN, making it an ideal opportunity for first time buyers, investors, or those looking to downsize. The property provides well proportioned accommodation throughout including a welcoming lounge/diner, fitted kitchen with access to a secluded rear garden and a first floor bathroom. Externally, the property benefits a 17'5" garage with off street parking, and to the front offers communal parking which is ideal for visitors. The Larneys is conveniently located close to local shops, seafront and Frinton & Kirby Cross railway station with direct links to London Liverpool Street. An early viewing is highly recommended to appreciate the potential this property has to offer.

Accommodation comprises of approximate room sizes.

Obscured sealed unit double glazed door leading to:

Lounge/Diner

15'3" x 12'4"

Stair flight to first floor. Built in storage cupboard. Laminate flooring. Radiator. Sealed unit double glazed window to front. Door to:

Kitchen

12'2" x 7'10"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset stainless bowl sink and drainer unit with mixer tap. Cooker to remain with extractor hood above. Further selection of units both at eye and floor level. Washing machine and dishwasher to remain. Fridge/freezer to remain. Part tiled walls. Vinyl flooring. Sealed unit double glazed window to rear. Sealed unit double glazed door leading to rear garden.

Landing

Built in airing cupboard housing combination boiler providing heating and hot water throughout. Loft access with pull down ladder. Doors to:

Bedroom One

12'4" x 11'3"

Radiator. Sealed unit double glazed window to front.

Bedroom Two

11'10" x 5'9"

Radiator. Sealed unit double glazed window to rear.

Bathroom

Suite comprises of low level WC. Pedestal wash hand basin with mixer tap. Enclosed panelled bath with fitted shower screen and wall mounted shower attachment. Part weatherboard splashback. Vinyl flooring. Extractor fan. Spotlights. Wall mounted heated towel rail. Obscured sealed unit double glazed window to rear.

Outside - Rear

Landscaped low maintained garden laid with majority paving. Remainder laid to shingle. Gate to rear providing access.

Outside - Front

Pathway to entrance door. Remainder laid to lawn. Handstanding concrete area providing off street parking leading to garage with up and over door.

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: B

Payable 2025/2026 £1801.78 Per Annum

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

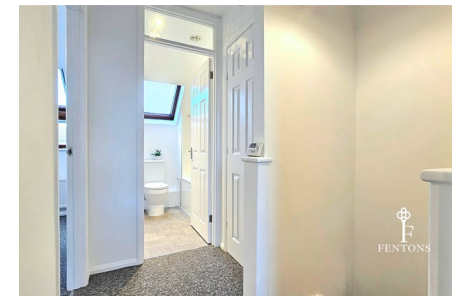
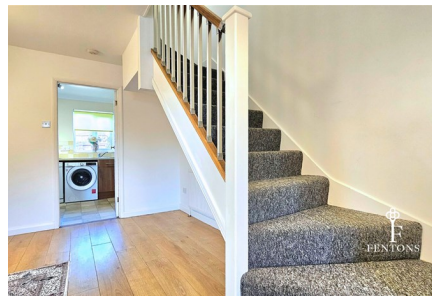
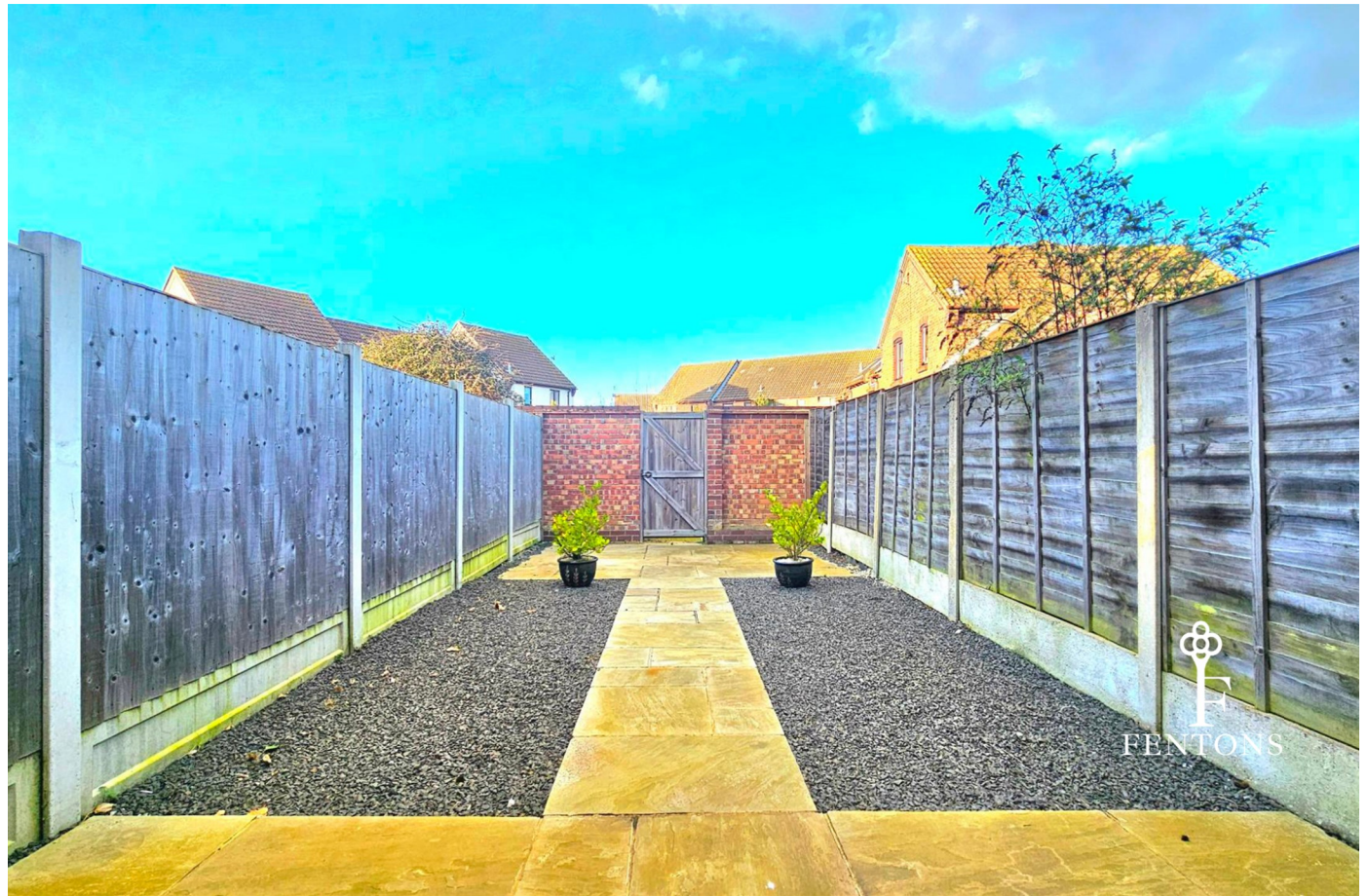
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

REFERRAL FEES

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

Disclaimer - Wide Angle Lens Etc

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





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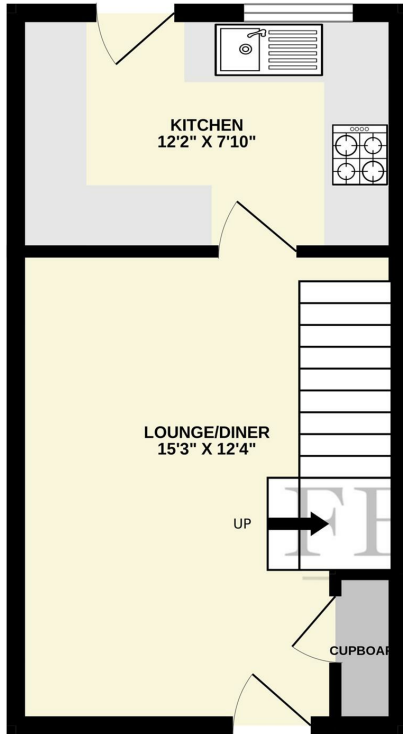
their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



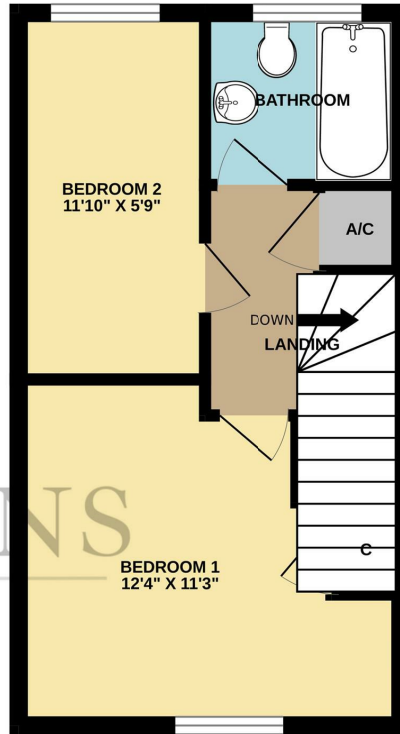
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GROUND FLOOR



1ST 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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Call us on
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www.fentonsestates.co.uk

Council Tax Band

B



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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