



Sycamore Way Kirby Cross, CO13 0QW

Having undergone a full programme of modernisation in 2022 and being offered with NO ONWARD CHAIN, Sheen's Estate Agents have the pleasure in bringing to market this immaculately presented TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW. The property is located in the sought after area of Kirby Cross and is conveniently situated approximately one mile from Frinton's town centre with it's range of shopping amenities, mainline railway station and beautiful greensward and seafront. It is in the valuers opinion that an internal inspection is highly recommended to avoid disappointment.

- Two Double Bedrooms
- 14'10 Lounge
- Modern Fitted Kitchen
- Modern Fitted Bathroom
- Gas Central Heating (n/t)
- Off Street Parking
- Approx. 45' Rear Garden
- No Onward Chain
- EPC Rating C
- Council Tax Band C



Offers In Excess Of £260,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door giving access to:

Hallway

Loft access with pull down ladder housing newly installed combination boiler providing heating and hot water throughout. Radiator. Doors to:



Lounge

14'10" x 12'6"

Inset electric fireplace. Sealed unit double glazed full length picture window to front.



Master Bedroom

12'5" x 12'4"

Radiator. Sealed unit double glazed window to rear.



Bedroom Two

10'10" x 9'

Radiator. Sealed unit double glazed window to front.



Bathroom

Newly fitted white suite comprising of low level W/C. Vanity wash hand basin with mixer tap and storage space under. Enclosed panelled bath with wall mounted shower attachment and shower screen. Spotlights. Extractor fan. Radiator. Obscured sealed unit double glazed window to side.



Kitchen

10'7" x 9'3"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset stainless bowl sink and drainer unit. Inset four-ring gas hob with electric oven under. Fitted extractor hood. Integrated fridge/freezer. Integrated washing machine. Part tiled walls. Laminate flooring. Under cupboard lighting. Spotlights. Radiator. Sealed unit double glazed window to rear. Sealed unit double glazed door leading to:



Outside - Rear

45' Approx rear garden. Part wooden decking area. Remainder laid to lawn. Brick built shed. Access to front via side gate. Enclosed by panelled fencing.



Outside - Front.

Hard standing concrete area providing off street parking. Remainder laid to shingle and lawn.

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band: C Payable 2025/2026 £2059.18 Per Annum

Any Additional Property Charges:

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains (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 0426

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.

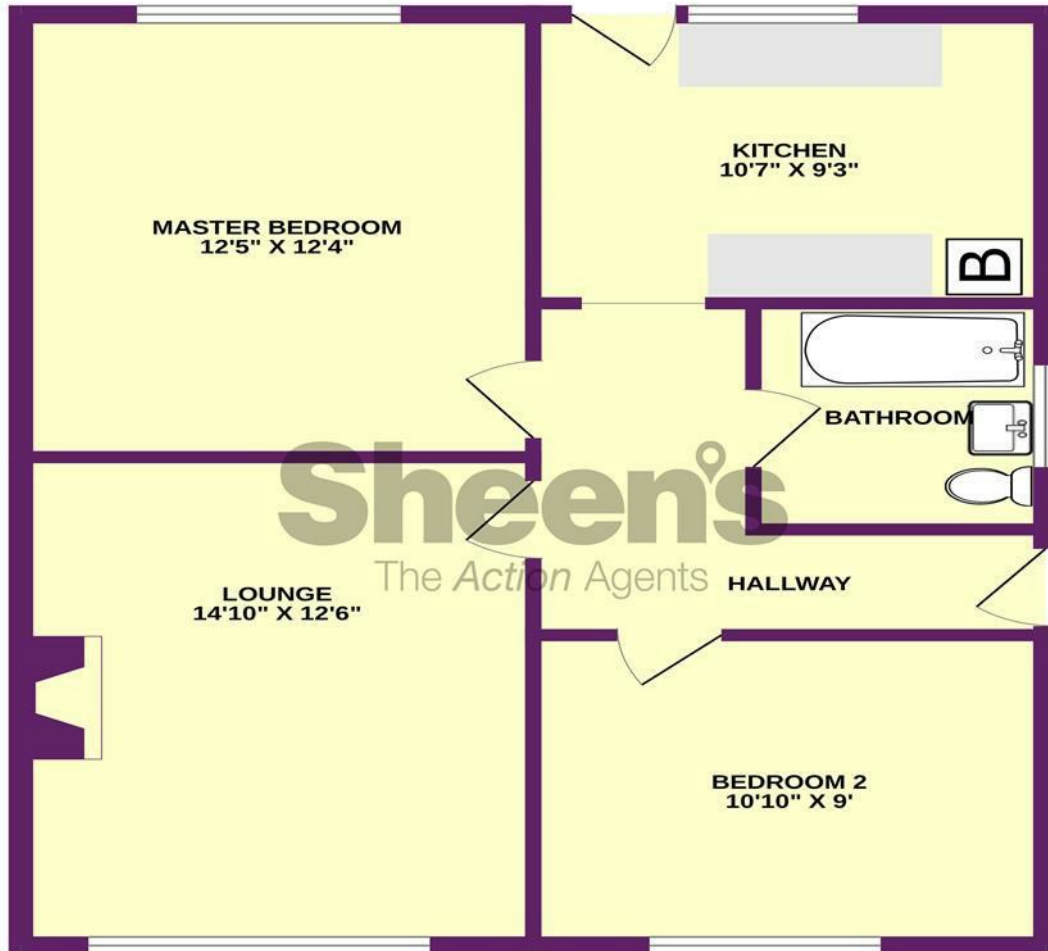
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Agents Note - Restrictive Covenants & Easements on

The property is subject to restrictive covenants and easements as noted in the Land Registry Charges Register, primarily contained within a Transfer dated 2 May 1963. These include provisions regarding rights to light and air. 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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