





ELM GROVE, KIRBY CROSS, ESSEX, CO13 0HH

Price

£355,000

FREEHOLD

- Two Double Bedrooms
- Detached Chalet
- 160ft Private Rear Garden
- Ground Floor Shower Room
- 22' Lounge/Diner
- Stunning Throughout
- Close to Shops & Amenities
- Potential to Extend S.T.T.P
- EPC Rating D
- Council Tax Band C

2 | 1 | 1 | D

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Situated in the popular area of Kirby Cross, Fenton's Estate Agents are delighted to bring to market this beautifully presented TWO DOUBLE BEDROOM detached chalet. The property offers spacious and stylish accommodation throughout, boasting a generous 22FT LOUNGE/DINER with log burner, modern fitted kitchen, ground floor shower room and a contemporary first floor bathroom. Externally, the impressive 160FT PRIVATE REAR GARDEN features attractive seating areas, perfect for outdoor entertaining. Further benefits include POTENTIAL TO EXTEND (S.T.P.P) and a convenient location close to local shops and amenities. An early viewing is highly recommended.

Accommodation comprises of approximate room sizes

Composite entrance door leading to:

Entrance Hall
Wood effect LVT flooring. Radiator. Built in storage cupboard. Stair-flight to first floor. Doors to:-

Lounge/Diner
22'1" x 14'5"
Wood effect LVT flooring. Radiator. Log burner. Sealed unit double glazed windows to front and side. Sealed unit double glazed sliding door to garden.

Kitchen
11'5" x 9'4"
Fitted in a range of matching fronted units. Square edge work surfaces. Inset one and a half ceramic sink bowl and drainer unit. Free standing five ring electric hob with oven under. Further range of matching fronted units both eye and floor level. Space for fridge/freezer. Tiled flooring. Spotlights. Radiator. Sealed unit double glazed door to side. Sealed unit double glazed window to rear.

Shower Room
White suite comprises of low level w/c. Vanity wash hand basin. Fitted shower cubicle with wall mounted shower attachment. Storage cupboard housing boiler. Radiator. Wood effect LVT flooring. Two obscured sealed unit double glazed windows to side.

Landing
Radiator. Eaves storage. Velux window. Doors to:-

Master Bedroom
11'2" x 10'10"
Radiator. Wood effect LVT flooring. Sealed unit double glazed window to rear.

Bedroom Two
10'10" x 10'2
Radiator. Sealed unit double glazed window to front.

Bathroom
Modern suite comprises of low level w/c. Vanity wash hand basin with storage drawers under. Free standing bath. Radiator. Tiled flooring. Spotlights. Sealed unit double glazed window to rear.

Outside - Rear
Part paved patio area. Part shingled area. Remainder laid to lawn. Shed with power and light connected with plumbing for washing machine and space for tumble dryer. Four sheds to remain. Greenhouse to remain. Beds stocked well with an array of flowers, shrubs, bushes and trees. Access to front via wooden gate. Enclosed by paneled fencing.

Outside - Front

Part shingled area. Part lawn. Remainder laid to hard standing area providing ample off street parking. Beds stocked well with an array of flowers, shrubs, bushes and trees.

Material Information - Freehold Property

Tenure: Freehold
Council Tax: Tendring District Council
Council Tax Band: C
Payable 2026/2027 £2059.18 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











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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

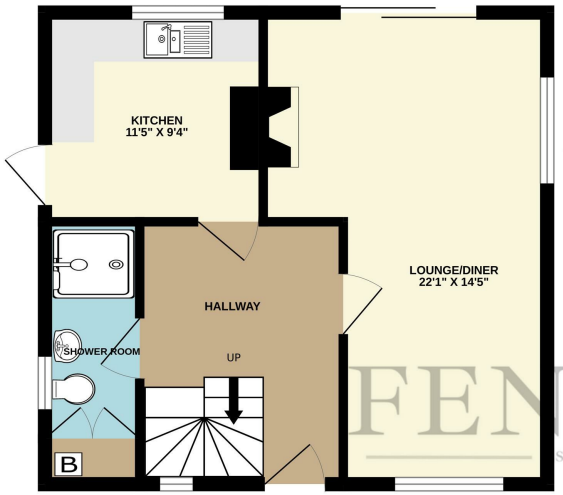
You will find a list of any/all referral fees we may receive on our website



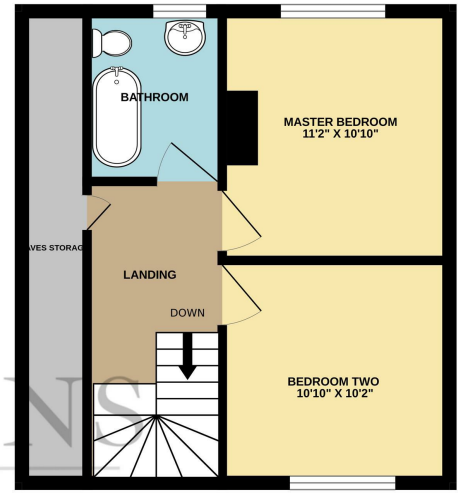




GROUND FLOOR



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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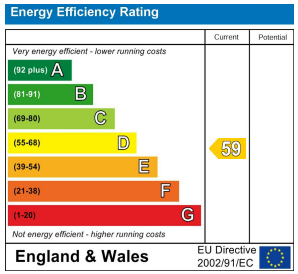
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Council Tax Band

C





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