



Village Way Kirby Cross, CO13 0PG

Situated in the sought after Village of Kirby Cross in a non-estate position, Sheens Estate Agents are pleased to offer for sale this immaculately presented TWO BEDROOM SEMI-DETACHED BUNGALOW. The property is conveniently positioned within one mile of Frinton-on-Sea's mainline railway station, seafront and shopping facilities in Connaught Avenue. A viewing is highly recommended to appreciate the accommodation on offer.

- Two Bedrooms
- 13'11 x 10'4 Lounge
- 10'4 x 9'10 Fitted Kitchen
- Shower Room
- Approximately 50' Rear Garden
- Immaculately Presented
- EPC Rating D
- Council Tax Band C



Price £305,000 Freehold

ENTRANCE HALLWAY

Storage cupboard. Radiator. Loft access. Doors to:

LOUNGE

13'11 x 10'4

Fire surround with inset electric fire. Radiator. Double glazed bay window to front.



BEDROOM ONE

14' x 9'11

Fitted air conditioning unit. Radiator. UPVC double glazed double doors to rear.



BEDROOM TWO

10'4 x 9'4

Radiator. Double glazed window to front.



KITCHEN

10'4 x 9'10

Fitted with a range of white high gloss units at both eye and floor level. Quartz square edge work surfaces with inset ceramic sink unit. Inset waist height electric oven and grill. Integrated four ring gas hob with extractor hood above. Integrated fridge/freezer. Integrated washing machine. Integrated dishwasher. Part tiled walls. Radiator. Sunken spotlights. Double glazed window to side. Double glazed door giving access to outside rear.



SHOWER ROOM

Three piece white suite. Low level WC. Hand wash basin in vanity unit with cupboards under. Wall mounted chrome effect heated towel rail. Part tiled walls. Double glazed frosted window to side.



OUTSIDE - REAR

approx 50'

Paved patio area. Remainder laid to lawn. Storage shed. Enclosed by panel fencing. Gate giving side pedestrian access to outside front.



OUTSIDE - FRONT

Hard standing area providing off street parking for two cars. Lawned areas. Side gate giving access to rear.

GP/03.26

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band; C

Payable 2025/2026 £1970.52 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:

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.

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.

Agents Note - Restrictive Covenants on Title

Please note we believe there are restrictive covenants & easements on the title of the property. Your solicitor will need to read the specific items in the "Filed Transfer dated 20 Oct 1959"



GROUND FLOOR



TOTAL FLOOR AREA : 603sq.ft. (56.0 sq.m.) approx.

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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