

STATION ROAD, KIRBY CROSS, ESSEX, CO13 0LU

Price

£275,000

FREEHOLD

- Three Bedrooms
- Stunning Open Plan Kitchen/Diner/Lounge
- Modern First Floor Shower Room
- Outbuilding With WC & Separate Shower Room
- Ample Off Street Parking
- Walking Distance To Kirby Cross Railway Station With Links To London Liverpool Street
- Non-Estate Position
- Viewing Highly Advised
- Council Tax Band - C
- EPC Rating - D



FENTONS
ESTATE AGENTS



Located in a non-estate position and within walking distance of Kirby Cross railway station, Fentons are delighted to bring to market stunning, THREE BEDROOM SEMI-DETACHED HOUSE. The property benefits from an immaculately presented and modern open plan kitchen/diner/lounge area. Externally, there is ample off street parking to both the front and side, together with a useful outbuilding incorporating a WC, separate shower room and fitted kitchen with lounge/bedroom space. A viewing is highly advised to appreciate the accommodation on offer.

Accommodation comprises of approximate room sizes

Composite door leading to:

Kitchen/Diner/Lounge

23'4" x 17'6"

Fitted with a range of matching fronted units. Quartz work surfaces. Inset one and a half ceramic bowl sink and drainer unit with mixer. Inset four ring gas hob with electric oven under. Quartz splashback. Tiled flooring. Plumbing for washing machine and tumble dryer. Central island with quartz work surface and range of drawers and cupboards under and seating area. Space for fridge/freezer. Spotlights. Wall lights. Two wall mounted radiators. Enclosed combination boiler providing heating and hot water throughout. Sealed unit double glazed sash style windows to front. Sealed unit double glazed 'French' style doors with fitted shutters leading to rear garden. Stair flight to:

Landing

Built in storage cupboard. Spotlights. Doors to:

Bedroom One

14'2" x 11'

Spotlights. Radiator. Sealed unit double glazed sash style window to rear.

Bedroom Two

10'11" x 7'5"

Loft access. Radiator. Sealed unit double glazed sash style window to front.

Bedroom Three

8'11" x 6'2"

Radiator. Sealed unit double glazed sash style window to front.

Shower Room

Modern shower room suite comprises of low level WC with concealed cistern. Wash hand basin with wall mounted tap control and mixer tap and drawers under. Walk in shower cubicle with obscured screen and rainfall shower head and wall mounted thermostatic controls. Part tiled walls. Tiled flooring. Spotlights. Wall mounted heated towel rail. Sealed unit double glazed velux window to side.

Outside - Rear

Part paved area. Remainder laid to lawn. Raised wooden decking providing. Shed to remain. Outside lights. Enclosed by panelled fencing. Sealed unit double glazed door leading to:

Studio

Fitted kitchen with inset stainless sink and cupboard under. Tiled splashback. Vinyl flooring. Spotlights. Radiator. Sealed unit double glazed windows to front and side. Sliding door leading to:

WC

Low level WC. Tiled splashback. Vinyl flooring. Spotlight. Obscured sealed unit double glazed window to side.

Shower Room

Enclosed shower cubicle with wall mounted shower attachment. Part tiled walls. Vinyl flooring. Fitted mirror. Spotlight. Obscured sealed unit double glazed window to side.

Outside - Front

Block paved driveway providing off street parking.
Enclosed by low brick wall and iron fencing.

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

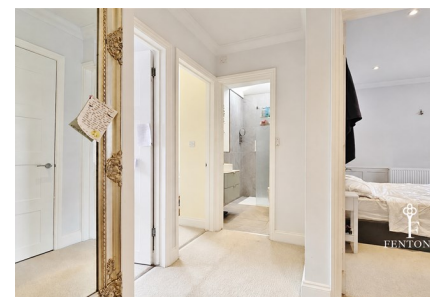
(Sewerage Type): Mains Drainage

(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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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.

REFERRAL FEES

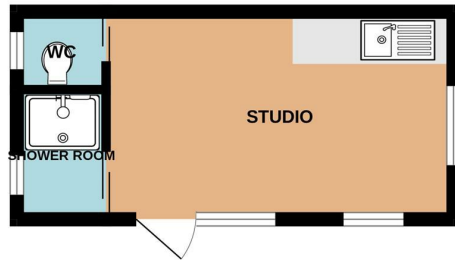
You will find a list of any/all referral fees we may receive on our website

Disclaimer - Wide Angle Lens Etc

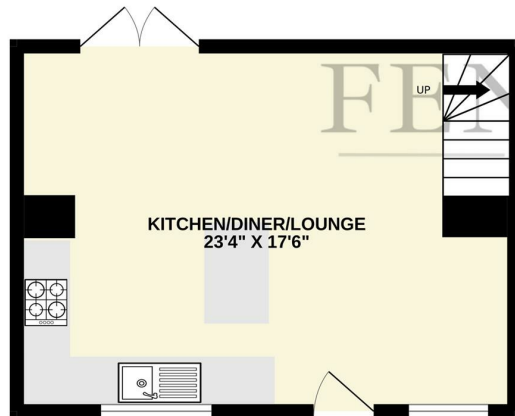
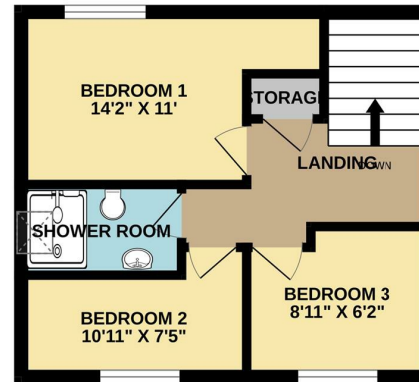
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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



GROUND FLOOR



1ST FLOOR



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

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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