





SYCAMORE WAY, KIRBY CROSS, ESSEX, CO13 0QW

Price

£210,000

FREEHOLD

- Two Double Bedrooms
- Completely Renovated in 2022
- Modern Fitted Kitchen
- Modern Fitted Bathroom Suite
- Secluded 45' approx. Rear Garden
- Quiet, Non-Estate Position
- No Onward Chain
- Off Street Parking
- Must be Viewed
- EPC Rating C/ Council Tax Band - C

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FENTONS
ESTATE AGENTS

*** Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £210,000 ***

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.Being offered with NO ONWARD CHAIN and having undergone a full programme of modernisation in 2022, Fentons Estate Agents have the pleasure in bringing to market this well presented TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW. The property boasts spacious accommodation throughout with the addition of a modern fitted kitchen and bathroom suite, secluded 45' approx. rear garden and off street parking to the front. 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.

Accommodation comprises of approximate room sizes

Obscured sealed unit double glazed entrance door giving access to:

Hallway
Loft access with pull down ladder housing combination boiler (installed 2022) providing heating and hot water throughout. Radiator. Doors to:

Lounge
14'10" x 12'6"
Inset electric fireplace. Radiator. 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
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
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 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

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.

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.

REFERRAL FEES

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

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the











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subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

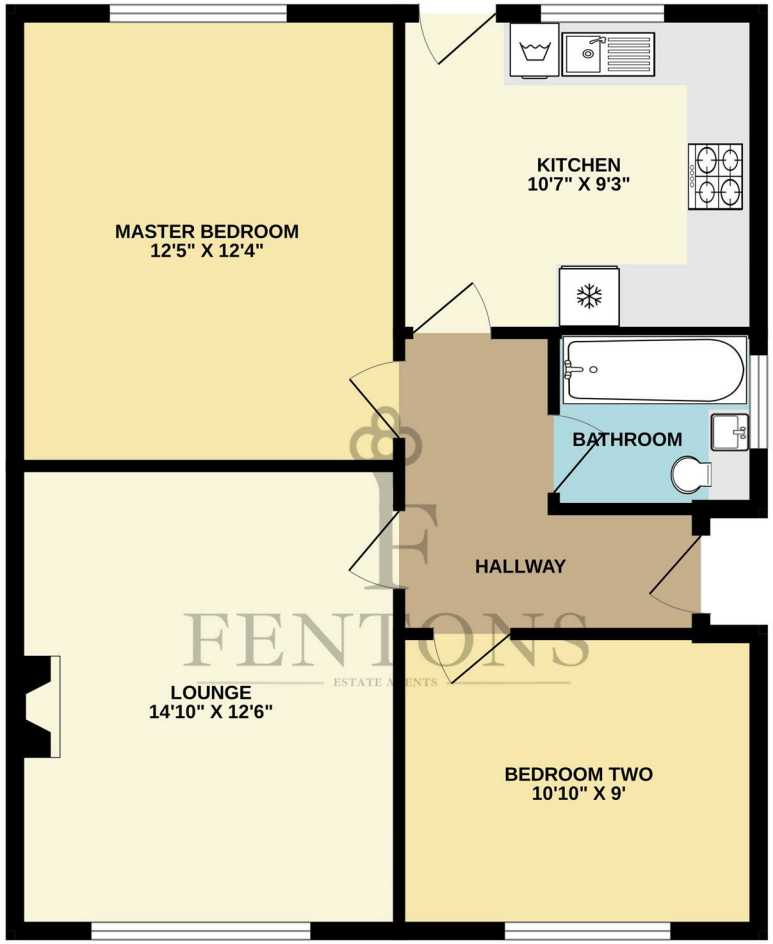
The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.





GROUND FLOOR



SYCAMORE WAY

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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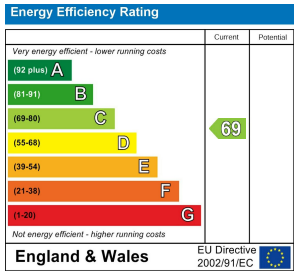
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Council Tax Band

C





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