



BLAKE &
THICKBROOM



Southcroft Close, Kirby Cross, Frinton-on-sea, CO13 0QD

£335,000

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 2

Blake & Thickbroom are delighted to be offering for sale this beautifully presented two-bedroom detached bungalow which is being offered in show home condition and is ready to move straight into!

The property features a spacious bedroom one complete with a fitted wardrobe providing excellent built-in storage. The property has been extended to the rear, creating a spacious dining area that provides the perfect space for family meals and entertaining.

The modern fitted kitchen comes complete with integrated appliances, while stylish shutter blinds are fitted throughout the bungalow, adding a contemporary finish and enhancing privacy.

Externally, the property offers a garage, off street parking, and is ideally located within walking distance of local shops and the train station, making it perfect for commuters and those seeking convenience.

This is a fantastic opportunity to acquire a superbly maintained bungalow in a highly desirable location. Early viewing is highly recommended!

Entrance Hall

Bedroom One - 4.67m x 3.78m (15'4" x 12'5")

Bedroom Two - 3.3m x 2.74m (10'10" x 9'0")

Shower Room - 1.96m x 1.78m (6'5" x 5'10")

Lounge - 3.78m x 3.73m (12'5" x 12'3")

Kitchen - 3.3m x 2.77m (10'10" x 9'1")

Dining Area - 5.36m x 2.34m (17'7" x 7'8")

Garage - 5.03m x 2.49m (16'6" x 8'2")

Garden

Tenure: Freehold

Property Type: Detached Bungalow

- SOLE AGENTS!
- TWO BEDROOM DETACHED BUNGALOW!
- SHOW HOME CONDITION!
- 15'4 x 12'5 BEDROOM ONE!
- 12'5 x 12'3 LOUNGE!
- 17'7 x 7'8 DINING AREA!
- 10'10 x 9'1 MODERN FITTED KITCHEN WITH INTERGRATED APPLIANCES!
- FITTED SHUTTER BLINDS & FITTED WARDROBE!
- 16'6 x 8'2 GARAGE & DRIVEWAY!
- WALKING DISTANCE TO LOCAL SHOPS & TRAIN STATION!

Material information for this property.

Tenure is Freehold.

Council Tax Band - C.

EPC Rating - D.

Services Connected.

Electricity - Yes.

Gas - Yes.

Water- Yes.

Sewerage type - Mains.

Telephone and Broadband coverage - Unknown. Prospective purchasers should be directed to Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - None.

Non standard properties features to note - None.

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/buyers via a third party company who undertake our Anti Money Laundering checks.





