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Sheen's
The *Action* Agents

Laburnum Crescent
Kirby Cross, CO13 0QH

Situated in sought after area of Kirby Cross and being offered with NO ONWARD CHAIN, Sheen's Estate Agents are pleased to offer for sale this THREE BEDROOM DETACHED BUNGALOW. The property is conveniently located within half a mile of shopping amenities in Connaught Avenue, Frinton's Mainline Railway Station and Seafront. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Three Bedrooms
- 24' Open Planned Lounge & Kitchen
- Modern Shower Room
- Gas Central Heating
- Double Glazed Windows
- 19' Workshop
- Garage & Off Street Parking
- No Onward Chain
- Council Tax Band C
- EPC Rating TBC

Price £335,000 Freehold

Accommodation comprises -

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

Entrance Hall

Built in airing cupboard housing hot water cylinder (n/t). Loft access. Radiator. Doors to:

Open Planned Lounge & Kitchen

24' x 13'4 max

Kitchen Area

Modern fitted kitchen comprises of a range of matching fronted units. Rolled edge work surfaces. Inset stainless steel bowl sink drainer unit with mixer taps. Fitted four ring gas hob with built in oven under and fitted extractor fan above. Further selection of matching units at both eye and floor level. Integrated washing machine, dishwasher, fridge and freezer. All appliances not tested. Fitted breakfast bar. Wall mounted boiler providing heating and hot water throughout (n/t). Sealed unit double glazed window to side. Sealed unit double glazed door to side. Open plan to:

Lounge Area

Built in storage cupboard. Two radiators. Sealed unit double glazed patio doors to rear.

Bedroom One

13'6 x 11'

Radiator. Sealed unit double glazed window to front.

Bedroom Two

12' x 9'

Double glazed window to front. Radiator.

Bedroom Three

11' x 8'9

Double glazed window to front. Radiator.

Shower Room

Modern shower room comprises of low level WC. Vanity hand wash basin. Independent shower cubicle with wall mounted electric shower (not tested). Heated towel rail. Double glazed window to side.

Outside Rear

40' Approx. Patio area. Remainder laid to lawn. Raised decking area. Access to workshop. Workshop measures 19'2 x 9'5 max. Power and light connected. Open access to garage.

Outside Front

Hard standing area providing single off street parking space. Driveway leading to garage providing additional off street parking. Garage has electric roller door.

Material Information - Freehold Property

Tenure: Freehold
Council Tax: Tendring District Council; Council Tax Band; C Payable 2026/2027 £2059.19 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:

Agents Note - Restrictive Covenants on Title

The property is subject to restrictive covenants and easements as noted in the Land Registry Charges Register, originating from a 1971 Conveyance and a Transfer dated 6 November 1981. Use is restricted to a private dwelling/house only (with exceptions for solicitors, architects, medical practitioners, or dentists) and general trades or professions are prohibited. The title includes provisions regarding boundary structures, rights to light and air, and quasi-easements. We recommend that all prospective buyers review the official Register of Title with their legal representative to satisfy themselves as to the full extent of these entries.

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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. 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.

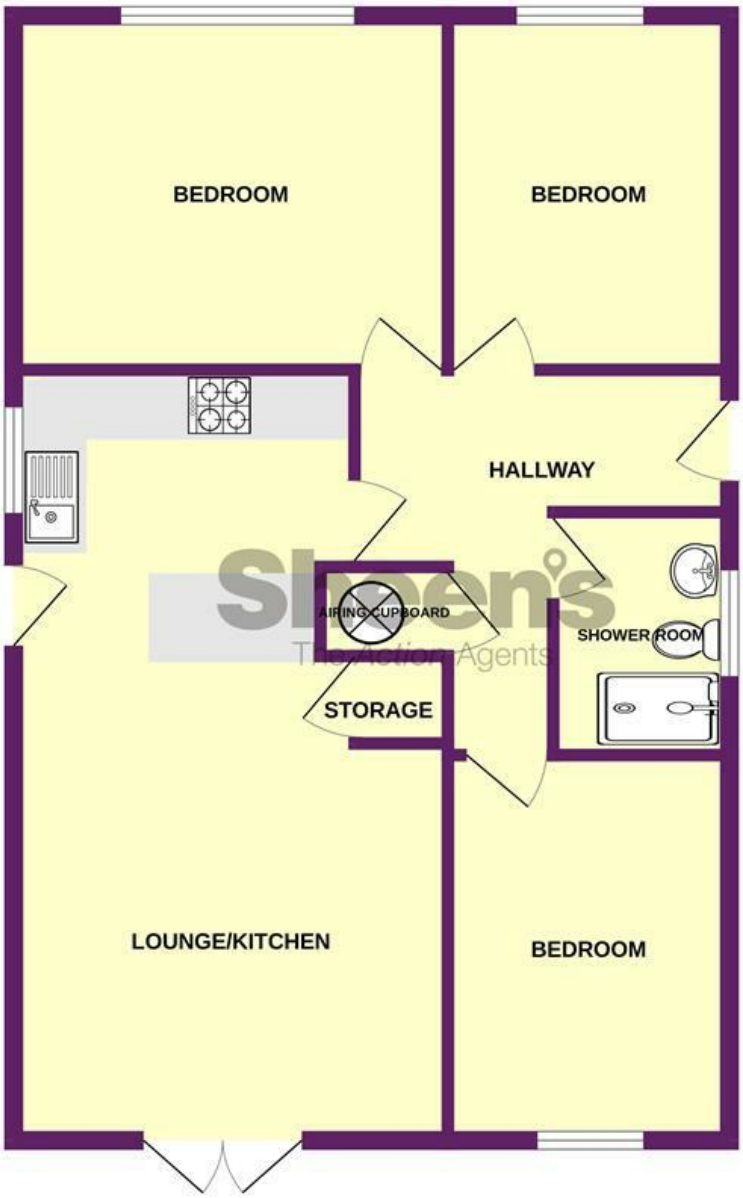
Particular Disclaimer -

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.

Draft Details -

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

GROUND 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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