

# VILLAGE CLOSE, KIRBY CROSS, ESSEX, CO13 0PF

Price

£315,000

FREEHOLD

- Three Bedrooms
- 16'10" Kitchen/Diner With Patio Doors To Rear
  - Quiet, Sought After Location
  - Modern Fitted Bathroom Suite
  - 94' Secluded Rear Garden
  - Off Street Parking & Garage
    - Field Views
- Potential No Onward Chain
  - EPC Rating TBC
  - Council Tax Band - C



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ESTATE AGENTS



Situated in a sought after quiet, no through road, Fentons Estate Agents have the pleasure in offering for sale this THREE BEDROOM SEMI-DETACHED HOUSE. The property boasts a 16'10" kitchen/diner with patio doors opening onto a 94' secluded rear garden. To the first floor there is a modern fitted bathroom suite and field views to the rear and to the front there is off street parking leading to a garage. Conveniently located with one and half miles of Frintons town centre, mainline railway station and seafront an early viewing is strongly recommended to avoid missing out.

Accommodation comprises of approximate room sizes

Obscured sealed unit double glazed entrance door leading to:

#### Hallway

Stair flight to first floor with under stairs storage cupboard. Wood laminate flooring. Radiator. Obscured sealed unit double glazed window to side. Sealed unit double glazed window to front. Open aspect to:

#### Kitchen/Diner

16'10" x 10'10"

Fitted with a range of modern matching fronted units. Solid wood square edge work surfaces. Inset stainless steel bowl sink drainer unit with mixer tap. Inset four ring gas hob with fitted extractor fan above. Built in eye level 'Neff' double oven. Further selection of matching units at both eye and floor level. Integrated dishwasher. Space for fridge/freezer. Plumbing for automatic washing machine. Wood laminate flooring. Radiator. Sealed unit double glazed window to rear. Sealed unit double glazed patio doors to rear. Open aspect to:

#### Lounge

13'8" x 10'10"

Inset feature electric fire. Sealed unit double glazed window to front.

#### First Floor Landing

Loft access with pull down ladder (part boarded and lighting). Radiator. Sealed unit double glazed window to side. Doors to:

#### Master Bedroom

13' x 9'7" to wardrobe

Built in wardrobes with sliding mirrored doors. Built in storage cupboard. Radiator. Sealed unit double glazed window to front.

#### Bedroom Two

9'5" x 9'1" to wardrobe

Built in wardrobes to one wall with mirrored sliding doors. Radiator. Sealed unit double glazed window to rear.

#### Bedroom Three

9'5" max x 6'5"

Built in wardrobe. Radiator. Sealed unit double glazed window to front.

#### Bathroom

White suite comprising of low level W/C. Vanity wash hand basin. Panelled bath with integrated shower controls and overhead 'rainfall' shower. Part tiled walls. Fitted extractor fan. Heated towel rail. Two obscured sealed unit double glazed windows to rear.

### Outside - Rear

94'

Part patio area. Majority laid to lawn. Raised beds stocking flowers and shrubs. Wooden storage shed. Private access door to garage. Outside lights. Access to front via gate.

### Outside - Front

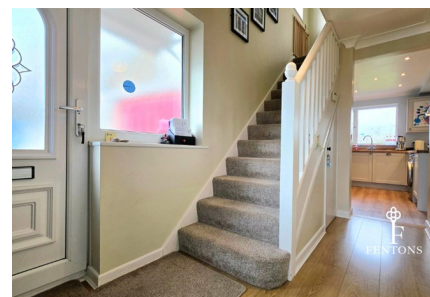
Part laid to lawn with an array of shrubs and bushes. Hard standing area providing off street parking leading to a garage with an up and over door.

### 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.





  
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## REFERRAL FEES

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

### 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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Call us on

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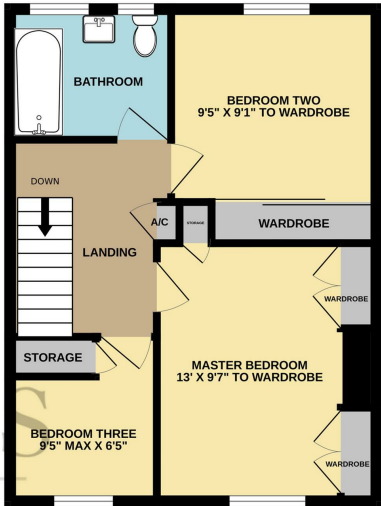
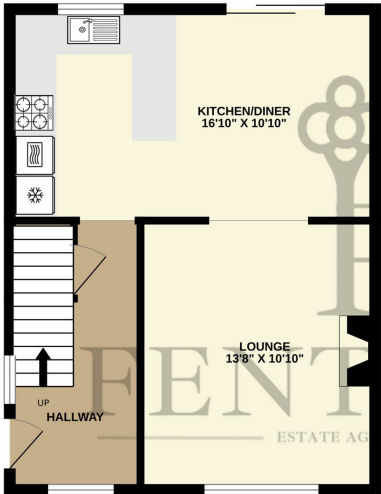
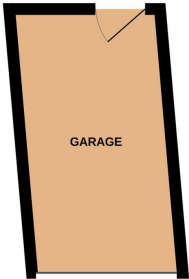
www.fentonsstates.co.uk

Council Tax Band

C

GROUND FLOOR

1ST FLOOR



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

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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