

BUCKFAST AVENUE, KIRBY CROSS, ESSEX, CO13 0PT

Price

£299,995

FREEHOLD

- Two Bedrooms
- Secluded & Beautifully Landscaped Garden
- Modern Kitchen & Shower Room With Quartz Work Surfaces & Brass Features
- Spacious Lounge With Access Onto Rear Garden
 - Oak Character Features
 - Non-Estate Position
- Garage & Off Street Parking
 - No Onward Chain
 - Council Tax Band - C
 - EPC Rating - D



FENTONS
ESTATE AGENTS



Situated in the sought after area of Kirby Cross, Fentons are delighted in bringing to market this beautifully presented, TWO BEDROOM SEMI-DETACHED BUNGALOW. The property boasts a modern kitchen with quartz work surfaces, a contemporary shower room featuring elegant BRASS FITTINGS and featured oak skirtings and architraves. Externally, the property enjoys a large and secluded rear garden, together with a detached garage and off street parking. Conveniently located within easy reach of both Kirby Cross and Frinton-on-Sea railway stations, as well as Frinton's town centre and seafront, this impressive home combines modern living with an excellent location.

Accommodation comprises of approximate room sizes

Obscured sealed unit double glazed door leading to:

Hallway

Built in storage cupboard. Loft access with pull down ladder housing boiler providing heating and hot water throughout. LVT flooring. Doors to:

Bedroom 1

11'5" x 11'5"

LVT flooring. Radiator. Sealed unit double glazed window to front.

Bedroom 2

10'9" x 7'10"

LVT flooring. Radiator. Sealed unit double curved bay window to front.

Shower Room

Modern shower room suite comprises of low level WC. Wash hand basin with brass mixer tap and cupboard under. Walk in shower cubicle with fitted shower screen and brass shower attachments. Partly weather boarded. LVT flooring. Built in airing cupboard housing hot water cylinder. Spotlights. Extractor fan. Brass wall mounted heated towel rail. Obscured sealed unit double glazed window to side.

Lounge

15'11" x 11'5"

Wooden surround with inset gas fire. LVT flooring. Wall lights. Radiator. Sealed unit double glazed windows to rear. Sealed unit double glazed 'French' style doors leading to rear garden.

Kitchen

10'10" x 8'8"

Fitted with a range of matching wooden fronted units. Quartz work surfaces. Inset butler sink. Inset four ring gas hob with extractor hood above. Built in eye level electric oven and microwave. Further selection of units both at eye and floor level. Integrated washing machine, fridge and freezer and wine cooler. Plumbing for dishwasher. Quartz splashback. LVT flooring. Spotlights. Sealed unit double glazed window to side and rear. Obscured sealed unit double glazed door leading to:

Outside - Rear

Beautifully presented and secluded garden with partly laid patio area. Remainder laid to lawn. Beds stocked with array of trees, flowers and shrubs. Private access door to garage. Access to front via double gates. Outside tap. Enclosed by panelled fencing.

Outside - Front

Hard standing concrete area providing off street parking. Remainder laid to 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.



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REFERRAL FEES

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

Disclaimer - Wide Angle Lens Etc

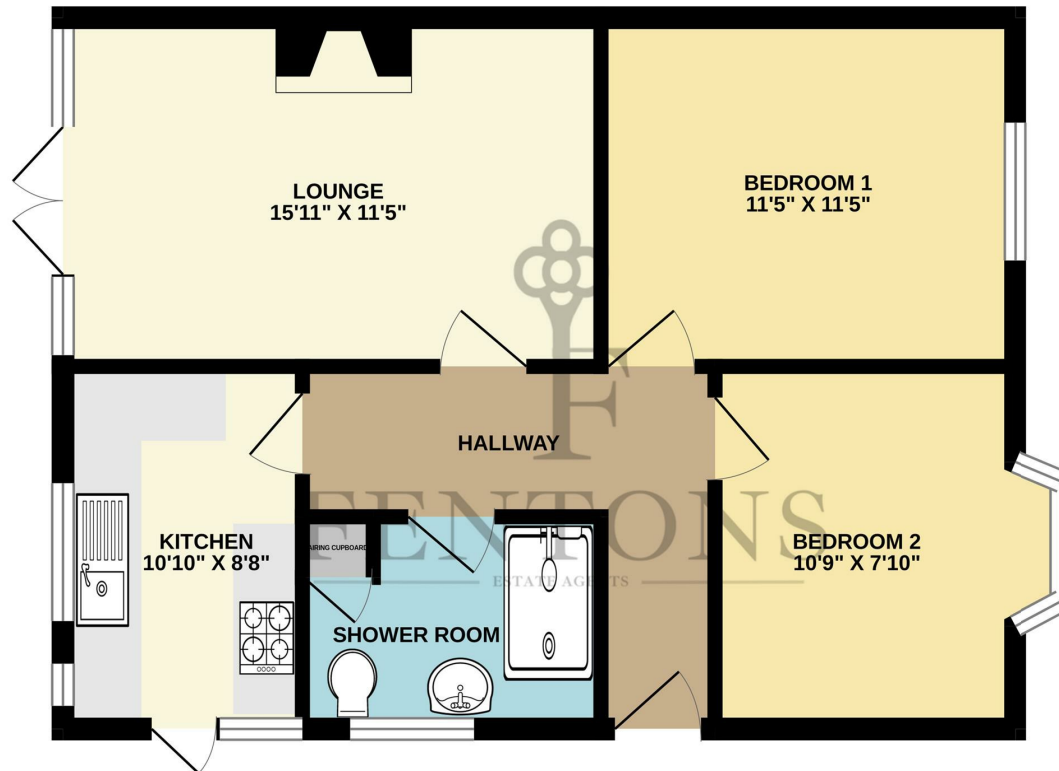
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GROUND FLOOR



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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Call us on

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Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		83
(55-68) D	64	
(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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