



Wavring Avenue Kirby Cross, CO13 0TU

Being offered with NO ONWARD CHAIN and situated on the popular 'Frietuna' development, Sheen's Estate Agents have the pleasure in offering for sale this THREE BEDROOM DETACHED HOUSE. The property is conveniently located approximately one mile from Frinton's seafront, shopping amenities in Connaught Avenue and mainline railway station with links to London Liverpool Street.

- Three Bedrooms
- 14'2 Lounge
- 16'4 Kitchen/Diner
- Double Glazed Windows
- Gas Central Heating
- Garage & Off Street Parking
- Front & Rear Gardens
- No Onward Chain
- Council Tax Band D
- EPC Rating D



Price £300,000 Freehold

The accommodation comprises approximate room sizes:

Entrance door to:

Entrance Hallway

Stairs to first floor. Radiator. Doors to;

Ground Floor Cloakroom

Comprises; Low level WC. Wall mounted hand wash basin. Radiator. Double glazed window front.



Lounge

14'2 x 13' max

Double glazed window front. Two radiators. Fireplace.



Kitchen

16'4 x 9'5

Comprises laminated roll edge work surfaces with inset one and a half bowl single drainer sink unit. Plumbing and space for washing machine, cooker and fridge freezer. Selection of matching cupboards and drawers. Wall mounted gas boiler (not tested). Storage cupboard. Radiator. Tiled floor. Double glazed window to rear. Double glazed sliding doors to rear.



First Floor Landing

Loft access. Double glazed window to side. Doors to;

Bedroom One

14'9 x 10' max

Double glazed window to front. Radiator. Selection of fitted bedroom furniture.



Bedroom Two

10' x 10'

Double glazed window to rear. Radiator.



Bedroom Three

10'8 max x 7'4

Double glazed window to front. Radiator. Built in storage cupboard.



Bathroom

Suite comprises; Low level WC. Pedestal hand wash basin. Panelled bath. Heated towel rail. Double glazed window to rear.



Outside Rear

Commencing with paved patio area with remainder being laid to lawn. Enclosed by panelled fencing and mature hedging. Access to garage. Access to front via gate.



Outside Front

Driveway providing off street parking leading to garage.

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band D; Payable 2026/2027 £2316.58 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

Please note we believe there are restrictive covenants on the title of the property. These should always be looked at by your legal representative who can advise you further

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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.

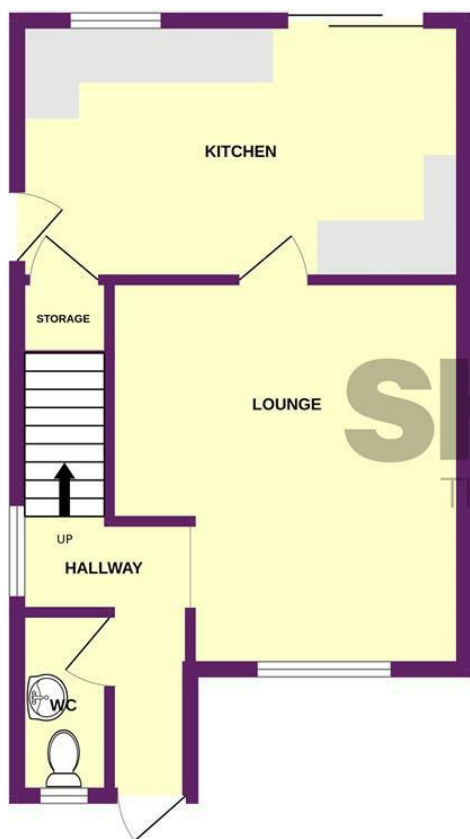
Draft Details -

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

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.



GROUND FLOOR
416 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 802 sq.ft. (74.5 sq.m.) approx.

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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Selling properties... not promises

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Sheen's
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