

CORTONCROFT CLOSE, KIRBY CROSS, ESSEX, CO13 0UL

Price

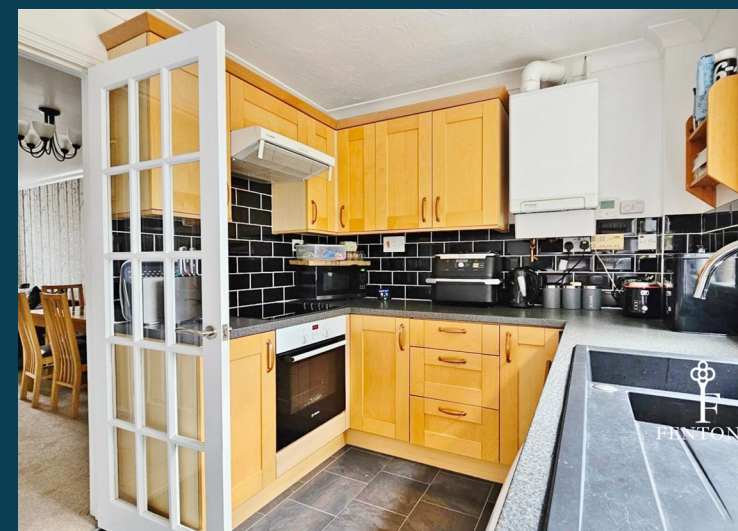
£255,000

FREEHOLD

- Two Double Bedrooms
- 19' Lounge/Diner
- Landscaped & Secluded, South West Facing Garden
- Modern Kitchen & Bathroom
- Off Road Parking
- Ideal Investment Opportunity
- Energy Efficient Heat Source Pump
- Cul-De-Sac Position On The Popular 'Edenside' Development
- Council Tax Band - B
- EPC Rating - D



FENTONS
ESTATE AGENTS



Situated in a peaceful cul-de-sac within the highly sought after Edenside development, Fentons are delighted to bring to market this well presented, TWO DOUBLE BEDROOM SEMI-DETACHED HOUSE. The property benefits from off road parking and comprises a spacious lounge/diner, modern fitted kitchen, two generous double bedrooms and a stylish family bathroom. Externally, the property enjoys a secluded, SOUTH WEST facing rear garden and also benefits from an energy efficient air source heat pump system. Cortoncroft Close is ideally located close to local primary schools, Tendring Technology College, the Triangle Shopping Centre and within half a mile of Frinton's town centre, railway and seafront with links to London Liverpool Street.

Accommodation comprises of approximate room sizes

Sealed unit double glazed door leading to:

Hall

Laminate flooring. Open access to:

Lounge/Diner

19'3" x 11'6"

Stair flight to first floor. Built in storage cupboard. Range of fitted storage cupboards and integral shelving. Two radiators. Sealed unit double glazed window to front. Door to:

Kitchen

11'6" x 7'10"

Fitted with a range of matching wooden fronted units. Rolled edge work surfaces. Inset one and a half ceramic bowl sink and drainer unit. Inset four ring electric hob with extractor hood above and electric oven under. Further selection of units both at eye and floor level. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Part tiled walls. Tiled flooring. Wall mounted boiler providing heating and hot water throughout. Radiator. Sealed unit double glazed window to rear. Sealed unit double glazed door leading to rear garden.

Landing

Loft access which is partially boarded. Doors to:

Bedroom One

11'6" x 10'6"

Built in airing cupboard housing hot water cylinder. Radiator. Sealed unit double glazed window to front.

Bedroom Two

11'6" x 9'6"

Radiator. Sealed unit double glazed window to rear.

Bathroom

Modern white suite comprises low level WC. Pedestal wash hand basin. Enclosed panelled bath with fitted shower screen and wall mounted shower attachment. Part tiled walls. Tiled flooring. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.

Outside - Rear

Partly block paved areas. Remainder laid to lawn. Shed to remain. Beds stocked with shrubs. Access to front via side gate. Solar water heat pump. Enclosed by panelled fencing.

Outside - Front

Hard standing concrete area providing off street parking. Pathway leading to entrance door.

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: B

Payable 2026/2027 £1801.78 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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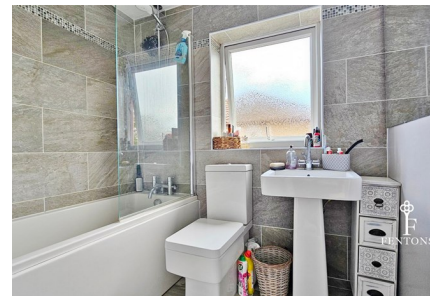
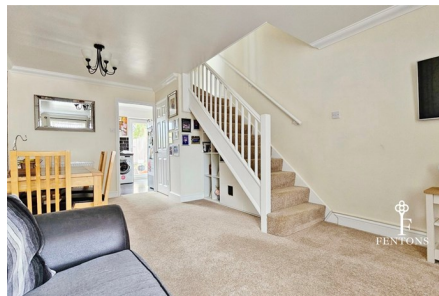




These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

REFERRAL FEES

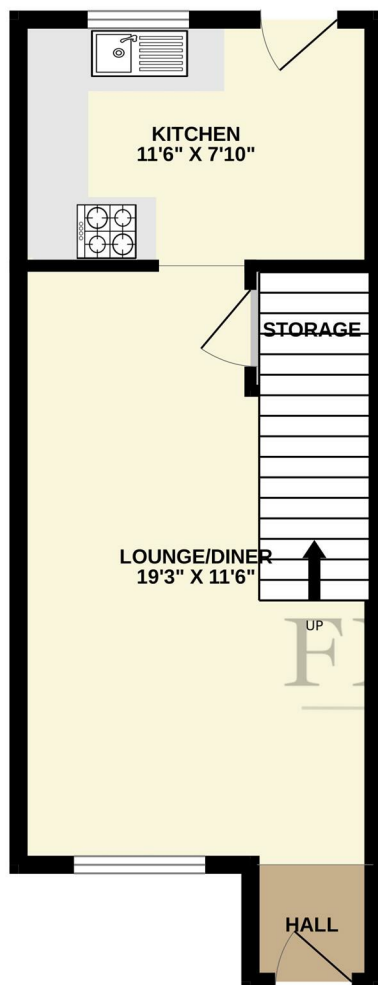
You will find a list of any/all referral fees we may receive on our website



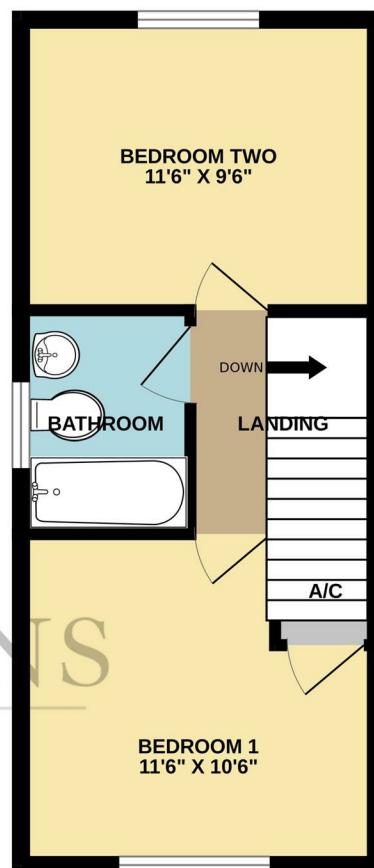
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GROUND FLOOR



1ST 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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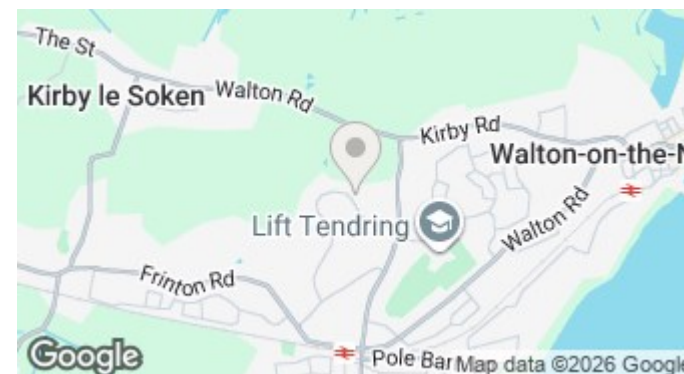
01255 779810

info@fentonsestates.co.uk

www.fentonsestates.co.uk

Council Tax Band

B



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