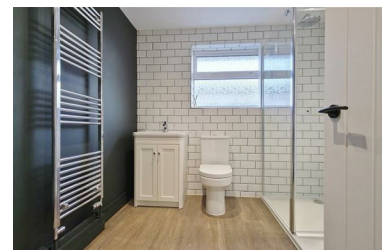




## Lushington Avenue Kirby Cross, CO13 0RF

Located in a quiet cul-de-sac position on the outskirts of Frinton-on-Sea and having undergone a complete programme of modernisation, is this modern EXTENDED TWO DOUBLE BEDROOM DETACHED BUNGALOW. The property is being offered with NO ONWARD CHAIN and boasts a modern fully integrated fitted kitchen, newly installed modern shower room, 17'6" lounge opening into an extended sun room which overlooks the south facing rear garden. There is a newly installed boiler and heating system and the property has been fully re-wired throughout. To the front, is ample off street parking leading to a detached garage. The property is conveniently located within easy reach of shopping amenities in Connaught Avenue, the seafront and the mainline railway station with its links to London Liverpool Street. An early viewing is strongly recommended to fully appreciate the accommodation which is on offer.

- Extended With Two Double Bedrooms
- Fully Modernised Throughout
- Modern Fitted Shower Room
- Modern Fully Integrated Kitchen
- 17'6" Lounge & Sun Room
- Newly Installed Heating System & Fully Re-Wired
- South Facing Rear Garden
- No Onward Chain & Quiet Cul-de-Sac Position
- Outskirts Of Frinton-on-Sea
- EPC Rating D/Council Tax Band - C



**Price £325,000 Freehold**

Accommodation comprises with approximate room sizes:-

Obscured newly fitted composite entrance door leading to:-

## Hallway

Built in airing cupboard. Loft access. Part wood panelled walls. Herringbone vinyl flooring. Spotlights. Radiator. Door to:-



## Bedroom One

16'7" x 11'4"

Spotlights. Radiator. Obscured sealed unit double glazed window to side. Sealed unit double glazed window to front.



## Bedroom Two

11' x 10'8"

Radiator. Sealed unit double glazed window to front.





## Lounge

17'6" x 11'4"

Herringbone vinyl flooring. Spotlights. Radiator. Obscured sealed unit double glazed window to side. Full length glazed French doors leading to:-



## Sun Room

11'9" x 7'1"

Herringbone vinyl flooring. Radiator. Ceiling lantern. Spotlights. Sealed unit double glazed French doors giving access to rear.



## Shower Room

Newly fitted modern white suite comprises low level w/c. Vanity wash hand basin with storage cupboard under. Double length shower cubicle with screen, over head rainfall shower with separate attachment and integrated shower controls. Part tiled walls. Tiled flooring. Heated towel rail. Spotlights. Obscured sealed unit double glazed window to side.



## Kitchen

10'9" x 10'7"

Newly fitted with a range of modern matching fronted units. Bevelled edge wood worksurfaces. Inset one and a half bowl stainless steel sink and drainer unit with mixer tap. Inset four ring electric hob with extractor hood above. Further selection of matching units at both eye and floor level. Integrated dishwasher, washing machine and fridge/freezer. Built in eye level double oven. Enclosed newly installed combination boiler. Part tiled walls. Herringbone vinyl flooring. Spotlights. Radiator. Sealed unit double glazed window to rear. Obscured sealed unit double glazed door giving access to side.



## Outside - Rear

South facing. Part patio area. Majority laid to lawn. Borders well stocked with flowers, shrubs and bushes. Gate giving access to front.



## Outside - Front

Part laid to lawn. Driveway providing ample of street parking leading to garage with an up and over door.





### Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band C; Payable 2025/2026 £1970.52 Per Annum

Any Additional Property Charges: No

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/mobile-coverage-checker>

Non-Standard Property Features To Note: No

### JAF/12.25

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](http://www.sheens.co.uk).

### Particular Disclaimer

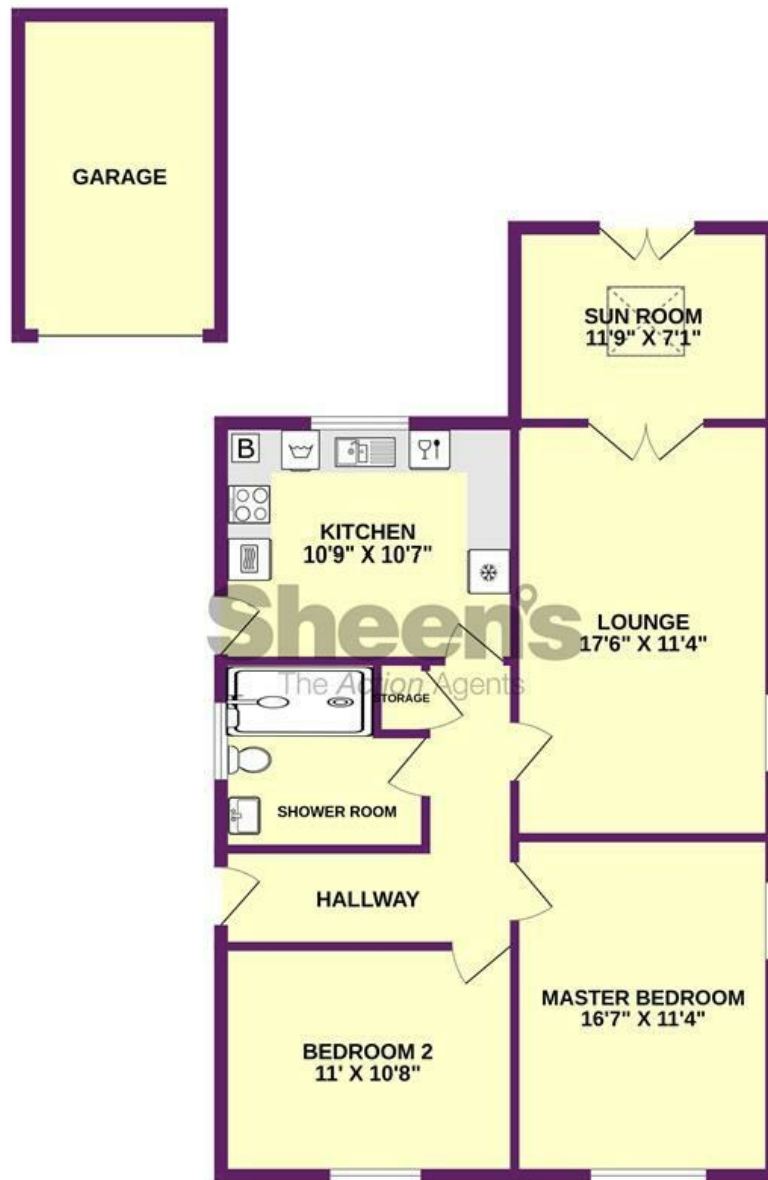
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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

### Agents Note - Restrictive Covenants on Title

Please note we believe there are restrictive covenants on the title of the property. Copy of these can be obtained by request from Sheen's Estate Agents. These should always be looked at by your legal representative who can advise you further.



## 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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## Selling properties... not promises

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**Sheen's**  
The Action Agents