





BEMERTON GARDENS, KIRBY CROSS, ESSEX, CO13 0QF

Price

£325,000

FREEHOLD

- Three Double Bedrooms
- En-Suite To Master Bedroom
- Distant Sea Views
- Detached Studio With Shower Room
- Stunning Kitchen & Bathrooms
- Conservatory
- Ample Off Street Parking
- South Facing Rear Garden
- No Onward Chain
- Council Tax Band - C / EPC Rating - TBC

3 2 2

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Fentons are delighted to bring to market this beautifully presented, THREE DOUBLE BEDROOM SEMI-DETACHED CHALET BUNGALOW. The property has undergone a full programme of modernisation by the current owners and offers versatile accommodation including a master bedroom with en-suite, conservatory and a separate studio with potential for annexe use, subject to any necessary consents. Externally, there is a SOUTH FACING rear garden, distant sea views and ample off street parking to the front. Bemerton Gardens is conveniently located for Frinton-on-Sea railway station, the town centre and seafront, with the station and seafront both within easy reach.

Accommodation comprises of approximate room sizes

Obscured glazed door leading to:-

Entrance Hall
Stair flight to first floor with glass balustrade. Under stairs storage cupboard. Laminate flooring. Spotlights. Radiator. Door to:-

Bathroom
Modern white suite comprises low level w/c. Vanity wash hand basin with mixer tap and cupboard under. Enclosed L shaped bath with fitted shower screen, rainfall shower head and separate attachment. Part tiled walls. Tiled flooring. Spotlights. Extractor fan. Heated towel rail. Obscured double glazed window to side.

Bedroom Two
12'4" x 10'5"
Laminate flooring. Radiator. Double glazed window to front.

Bedroom Three
12'10" x 8'10"
Laminate flooring. Radiator. Double glazed window to front.

Kitchen/Diner
23'6" max x 15' max
Fitted with a range of matching high gloss fronted units. Hard edge worksurfaces. Inset composite sink and drainer unit with mixer tap. Inset four ring gas hob with extractor hood above. Built in eye level double electric oven. Further selection of matching units at both eye and floor level. Integrated fridge/freezer, washing machine and dishwasher. Part tiled walls. Laminate flooring. Inset electric fire. Fitted shelving. Spotlights. Double glazed windows to rear. Double glazed door leading to rear garden. Double glazed door leading to:-

Conservatory
11'8" x 7'9"
Laminate flooring. Wall light. Range of obscured and clear double glazed windows to side and rear aspects. Double glazed French doors leading to rear garden.

Bedroom One
17'1" x 10'3"
Laminate flooring. Built eaves storage cupboards. Spotlights. Double glazed Velux windows to rear. Open access to:-

En-Suite
Suite comprises low level w/c. Wash hand basin with mixer tap. Bath with wall mounted hot and cold taps and integral shelving. Tiled splashback. Tiled flooring. Airing cupboard housing wall mounted combination boiler providing heat and hot water throughout. Spotlights. Extractor fan. Heated towel rail. Double glazed Velux window to rear.

Outside - Rear
Part patio area. Remainder laid to lawn. Distant farmland and sea views. Beds stocked with array of trees, shrubs and bushes. Access to front via side gate. Enclosed y panelled fencing. Private access door to:-

Studio

Bedroom/Lounge
19'2" x 7'5"
Laminate flooring. Spotlights. Electric heater. Double glazed window to front. Door to:-

Shower Room
Suite comprises low level w/c. Vanity wash hand basin with mixer tap and cupboard under.

Enclosed shower cubicle with wall mounted shower attachment. Tiled splashback. Tiled flooring. Heated towel rail. Extractor fan. Spotlights.

Outside - Front

Block paved driveway providing off street parking for several vehicles. Remainder laid to lawn. Beds stocked with flowers and shrubs.

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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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.

REFERRAL FEES

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

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.

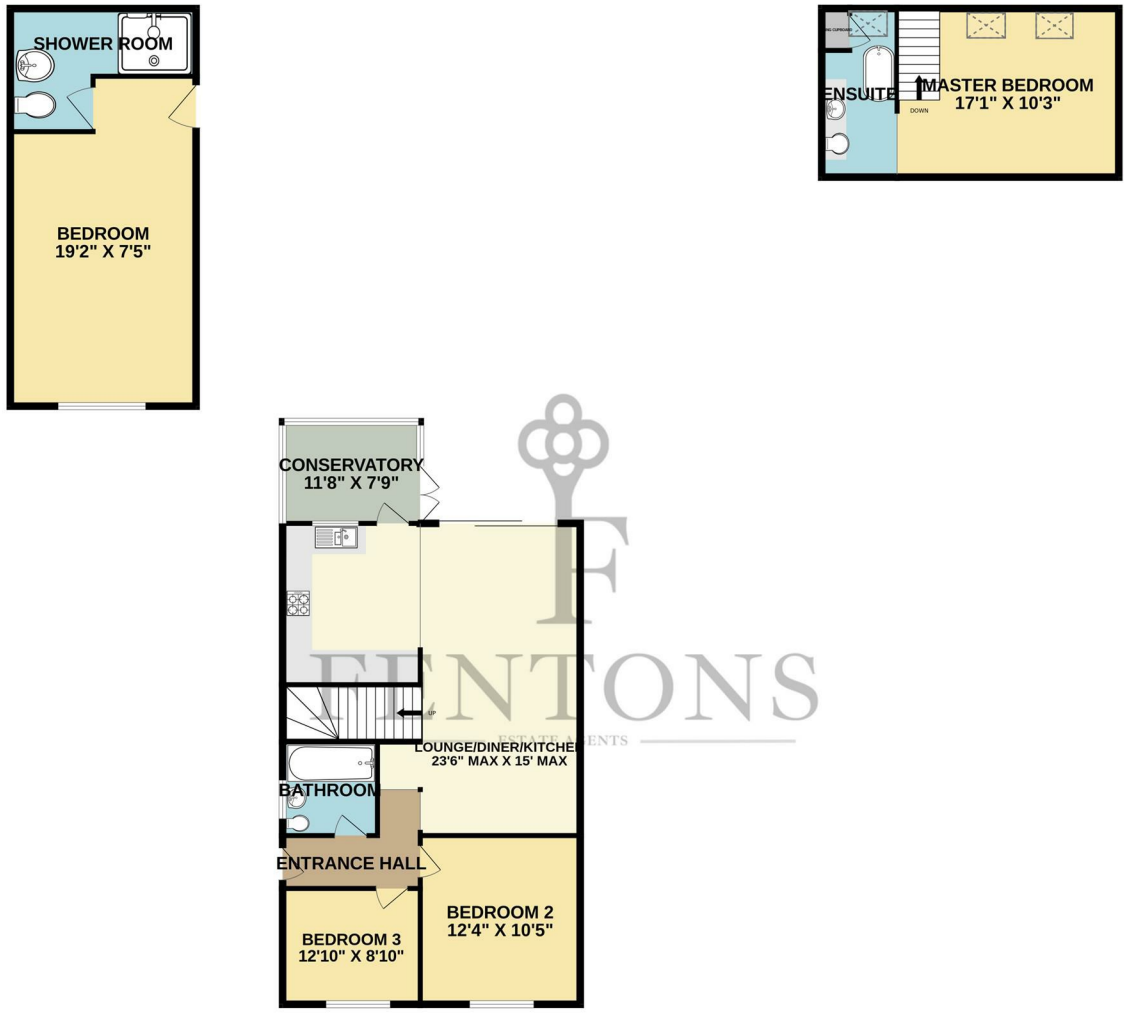






GROUND FLOOR

1ST FLOOR



BEMERTON GARDENS

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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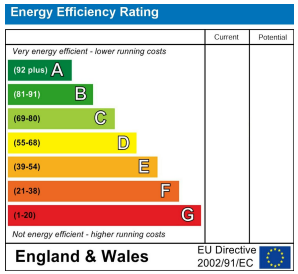
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Council Tax Band

C





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