





HALSTEAD ROAD, KIRBY CROSS, ESSEX, CO13 0LW

Price

£325,000

FREEHOLD

- Four Bedrooms
- Investment Opportunity
- En-Suite To Master Bedroom
- 26'2" Lounge/Family Room
- Approx. 1990sq ft accommodation
- Character Property
- Garage & Ample Off Street Parking
- No Onward Chain
- Fully Renovation Required
- Council Tax Band - E / EPC Rating - E

4 2 2 E

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*** INVESTMENT OPPORTUNITY *** Situated along Halstead Road, Fentons are delighted to bring to market this SUBSTANTIAL, FOUR BEDROOM DETACHED BUNGALOW. The property offers approximately 1,990 sq. ft. of accommodation and presents an exciting opportunity for buyers looking to create their ideal home. Requiring a full programme of modernisation throughout, the property offers generous living space, including four well proportioned sized bedrooms, en-suite to the master bedroom and a spacious kitchen with a separate dining area. Externally, the property benefits from a secluded rear garden, garage and ample off street parking. Ideally positioned for access to local schools, railway connections and the beautiful Frinton-on-Sea seafront, the property is well placed for enjoying the amenities and coastal lifestyle the area has to offer. The property is offered for sale with NO ONWARD CHAIN, an internal viewing is strongly recommended to appreciate the accommodation, character and potential on offer.

Accommodation comprises of approximate room sizes

Obscured sealed unit double glazed door leading to:

Hallway
Laminate flooring. Loft access. Radiators. Doors to:

Bedroom 4
11'11" x 9'3"
Radiator. Sealed unit double glazed window to front and side.

Bedroom 3
11'11" x 9'3"
Radiator. Sealed unit double glazed window to side.

Bedroom 2
15'2" x 9'3"
Radiator. Sealed unit double glazed window to side.

Dining Area
12'5" x 12'3"
Radiator. Sealed unit double glazed windows to side. Archway leading to lounge. Open access to:

Kitchen
17'3" x 9'6"
Fitted with a range of 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. Built in double eye level electric oven. Further selection of units both at eye and floor level. Space for American style fridge freezer. Plumbing for dishwasher. Spotlights. Sealed unit double glazed window to side. Obscured sealed unit double glazed door to side.

Lounge
26'2" x 23'1"
Brick featured fireplace with inset log burner. Brick built with shelving. Radiators. Sealed unit double glazed windows to side and rear. Sealed unit double glazed sliding double doors leading to rear garden. Door to:

Master Bedroom
17'11" x 14'10"
Radiator. Sealed unit double glazed window to rear. Door to:

En-Suite Bathroom
Pedestal wash hand basin. Enclosed corner bath. Enclosed shower cubicle with wall mounted shower attachment. Fully tiled walls. Vinyl flooring. Sealed unit double glazed window to front.

Separate WC
Low level WC. Inset wash hand basin. Fully tiled walls. Vinyl flooring. Obscured sealed unit double glazed window to front.

Outside - Rear
Part paved area. Remainder laid to lawn. Built in storage shed providing access to front courtyard. Outside lighting. Enclosed by panelled fencing.

Outside - Front
Block paved driveway providing off street parking leading to garage with up and over door. Beds stocked with shrubs and trees. Block paved courtyard leading to entrance door. Enclosed by brick wall.

Material Information - Freehold Property

Tenure: Freehold
Council Tax: Tendring District Council
Council Tax Band: E
Payable 2026/2027 £2831.38 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.

REFERRAL FEES

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











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Disclaimer - Wide Angle Lens Etc

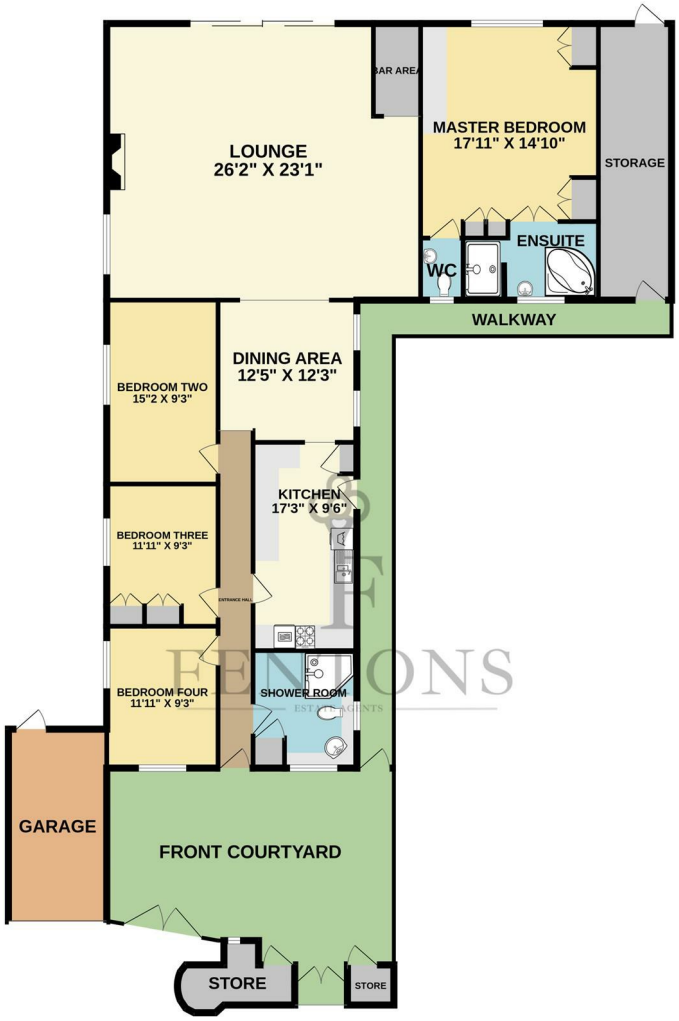
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Disclaimer

All services and appliances have not and will not be tested.

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GROUND FLOOR



HALSTEAD ROAD

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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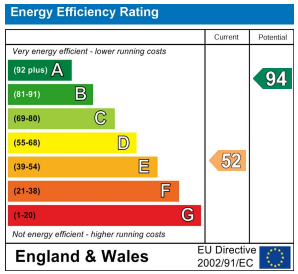
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Council Tax Band

E





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