

FOR SALE

£220,000 Freehold



## 20 The Larneys, Kirby Cross, Frinton-on-Sea, Essex. CO13 0UG

- Two Bedroom Terraced House
- Open-Plan Living Areas
- Cul-De-Sac Location
- Catchment To Hamford Primary Academy & TTC
- First Floor Family Bathroom
- Low Maintenance Rear Garden
- Ideal First Time Buy Or Investment



## PROPERTY DESCRIPTION

Located in a Cul-De-Sac on the edge of the popular FRIETUNA area of KIRBY CROSS, My Moving Places have the pleasure in offering For Sale this TWO BEDROOM MID-TERRACED HOUSE. Internally the Ground Floor is open-plan with the Lounge to the Front and the Kitchen divided with a Breakfast Bar to the Rear. On the First Floor are Two Bedrooms and a Family Bathroom. Externally the current owners have Landscaped the Rear Garden with Raised Flower Beds and Two Patios and to the Front is Lawned with Non-Allocated Parking opposite. The location of this home is ideal for a commuter and would be a great First Time Buy or Buy To Let. In our opinion a viewing is essential to fully appreciate the location of this well proportioned home.



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE

Composite entrance door, storage cupboard, open plan to Lounge.

#### LOUNGE

15' 2" x 12' 4" (4.62m x 3.76m) Double glazed window to front aspect, radiator, fitted carpet. Open-plan to the Kitchen with a dividing breakfast bar.

#### KITCHEN

12' 4" x 7' 10" (3.76m x 2.39m) Range grey matching eye level and base units, roll edge work surface inset stainless steel sink and drainer unit. Space for cooker with extractor over, space for tall fridge freezer, space and plumbing for washing machine, cupboard housing wall mounted boiler. Obscure double glazed UPVC door to garden, double glazed window to rear aspect, tiled floor, white tiled splashback.

### FIRST FLOOR

#### LANDING

Airing cupboard, fitted carpet, access to loft via hatch which the current owners have boarded and insulated.

### MASTER BEDROOM

12' 4" x 9' 9" (3.76m x 2.97m) Double glazed window to front aspect, Velux window, fitted wardrobe with sliding mirrored doors, radiator, fitted carpet.

### BEDROOM TWO

11' 11" x 5' 10" (3.63m x 1.78m) Double glazed window to rear aspect, Velux window, radiator, fitted carpet.

### BATHROOM

White suite comprising low level WC, vanity wash hand basin and panelled bath with shower attachment and screen. Velux window, vinyl flooring, wall mounted heated towel rail.

### EXTERIOR

#### GARDEN

To the Front: Laid to lawn with pathway leading to front door.

To the Rear: Block paved patio with winding shingled pathway leading to second patio with walled flower beds either side. Shed (with power), rear gate, outside tap.

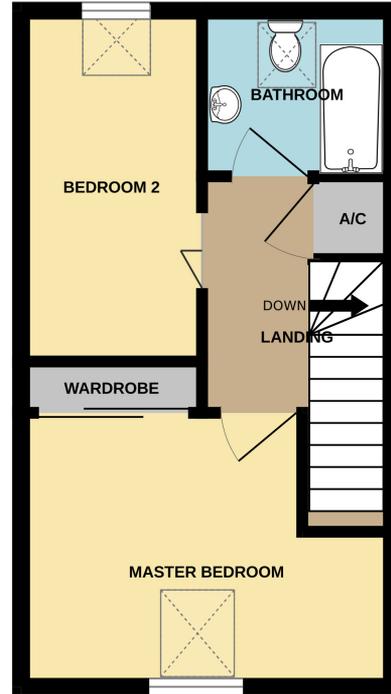
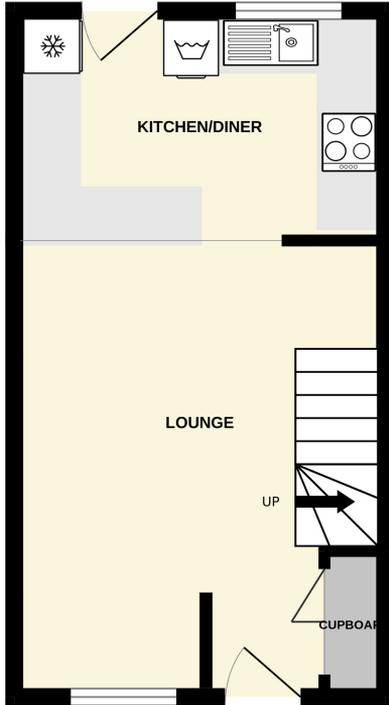


# FLOORPLAN & EPC



GROUND FLOOR

1ST FLOOR



THE LARNEYS

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>	<b>72</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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