



103 Bemerton Gardens, Kirby Cross, Frinton-on-Sea, Essex. CO13 0LQ

- Three Bedrooms
- Modernised Throughout
- 18'10" Kitchen/Diner
- Separate Utility room
- Modern Fitted bathroom suite
- Cul-De-Sac Position
- 43' Width rear Garden
- Ample Off Street Parking
- Must Be Viewed
- EPC Rating D/ Council Tax Band B



PROPERTY DESCRIPTION

Situated in a quiet cul-de-sac in the popular Kirby Cross area, this immaculately presented three-bedroom semi-detached home is offered by My Moving Places. Finished to a high standard throughout, the property features a spacious 18'10" kitchen/dining room, separate utility room, and three well-proportioned bedrooms. Externally, there is ample off-street parking. Located just 1.5 miles from Frinton's town centre, seafront, and mainline station, early viewing is highly recommended to fully appreciate the quality of accommodation on offer.



ROOM DESCRIPTIONS

HallWay

Stair flight to first floor. Two built in under stairs storage cupboards. Wood flooring. Obscured sealed unit double glazed window to front

Lounge

12' 10" x 9' 10" Ornamental mantle with electric fire under. Feature panel radiator. Sealed unit double glazed window to rear.

Kitchen/ Diner

18'10" x 9' 10" Modern fitted with a range of matching fronted units. Wood effect rolled edge work surfaces. Inset ceramic one and half bowl sink drainer unit with mixer tap. Further selection of matching units at both eye and floor level. Five ring hob and double oven to remain with fitted extractor fan above. Space for fridge/ freezer. Plumbing for dishwasher. Wall mounted enclosed boiler providing heating and hot water throughout. Part tiled walls. Wood flooring. Built in storage cupboard. Two obscured sealed unit double glazed window to side and rear aspect. Obscured sealed unit double glazed door

Inner Hall

Sealed unit double glazed door to front. Obscured sealed unit double glazed door to rear.

Utility Room

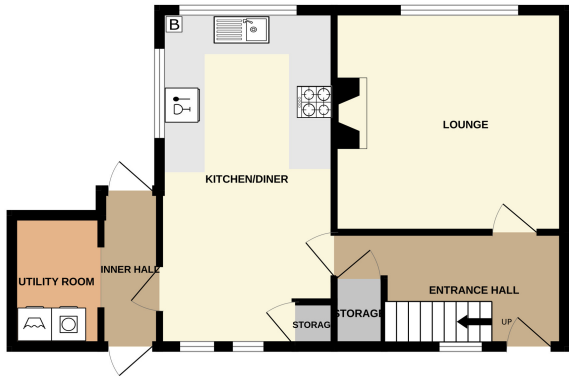
7' 5" x 5' 4" Rolled edge work surface. Eye level storage cupboard. Space for tumble dryer. Plumbing for washing machine



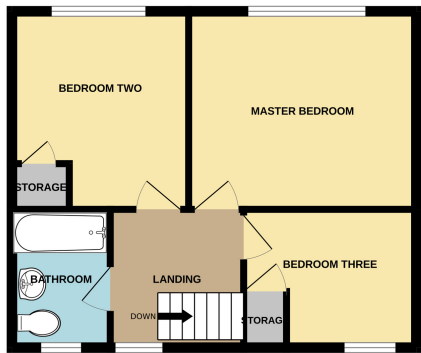
FLOORPLAN & EPC



GROUND FLOOR

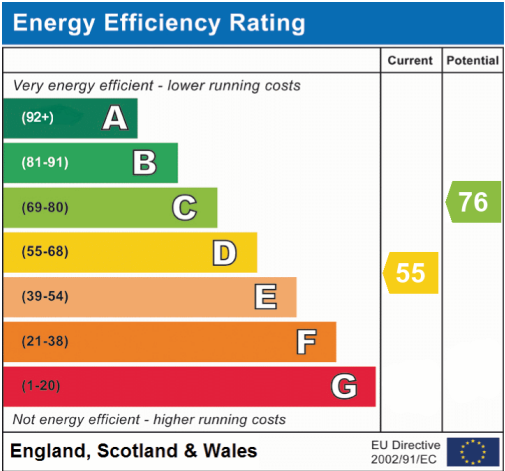


1ST FLOOR



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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