

FOR SALE

£244,995 Freehold



## Dugmore Avenue, Kirby-le-Soken, Frinton-on-Sea, Essex . CO13 0ED

- Two Bedrooms
- Lounge
- Gas Central Heating
- Driveway & Garage
- Great Village Location
- Kitchen





### PROPERTY DESCRIPTION

Spacious Semi Detached Bungalow located in the very popular location of KIRBY LE SOKEN. This property to the Front has a good Driveway to garage and parking for several vehicles, whilst at the rear a good sized private rear garden. Internally Two Bedrooms, Lounge, Kitchen and Bathroom are all accessed from a good sized Hallway. Viewing is Strongly Advised.





## ROOM DESCRIPTIONS

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### **ACCOMENDATION COMPRISING ENTRANCE HALL**

Double glazed entrance door into hall, doors leading to all rooms, laminate flooring, storage cupboard, radiator.

### **LOUNGE**

16' 8" x 11' 2" (5.08m x 3.40m)

Large double glazed window to front, fireplace, textured and coved ceiling, radiator.

### **KICTHEN**

10' 9" x 8' 8" (3.28m x 2.64m) Range of base and matching eye level units, two built in cupboards, work surface inset sink and drainer unit, space for cooker, space and plumbing for a washing machine. Double glazed door and window to rear.

### **BEDROOM ONE**

12' 9" x 11' 2" (3.89m x 3.40m)

Double glazed window to rear aspect, fitted carpet, radiator.

### **BEDROOM TWO**

10' 9" x 9' 4" (3.28m x 2.84m)

Double glazed window to front, fitted carpet, radiator.

### **BATHROOM**

Suite comprising low level WC, wash hand basin and, Double glazed window to side, tiling, radiator.

### **EXTERIOR**

#### **TO THE FRONT**

Side driveway providing ample off street parking leading to garage, laid to lawn, side gate to rear garden.

#### **TO THE REAR**

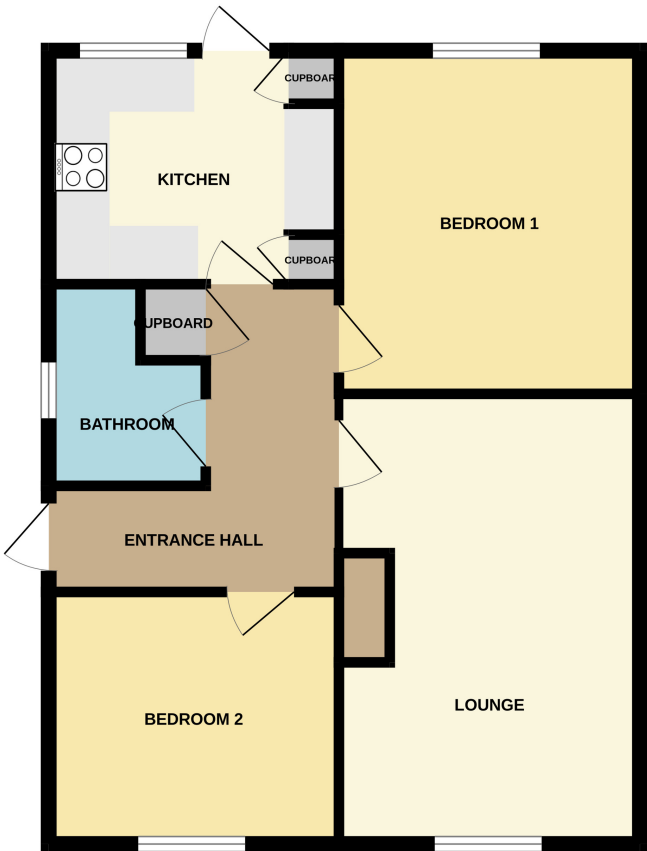
Enclosed with panelled fencing, paved patio area, laid to lawn with well stocked mature borders and shed



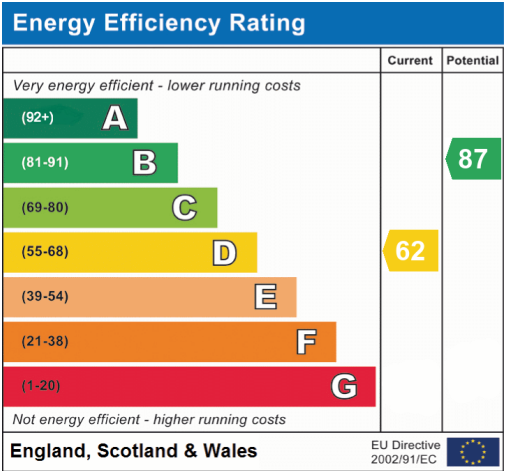
FLOORPLAN & EPC



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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