

FOR SALE

£285,000 Freehold



Frinton Road, Kirby Cross, Frinton-on-Sea, Essex. CO13 OLE

- Detached Bungalow
- Two Bedrooms
- New Fitted Bathroom 2024
- Close To Local Amenities
- Conservatory
- Home Office
- New Windows And Doors Fitted 2023
- Full Rewire in 2017



PROPERTY DESCRIPTION

Located centrally in Kirby Cross My Moving Places have the pleasure in offering for sale this TWO BEDROOM DETACHED BUNGALOW close to local amenities and Kirby Cross mainline railway station. Internally this property offers a Lounge, modern Kitchen/Diner, Conservatory, Two Bedrooms and New Fitted Family Bathroom.

Externally the rear garden is enclosed with panelled fencing and also has a fully insulated home office, blocked paved driveway to the front providing parking for 2/3 vehicles. A viewing is essential to appreciate this great portioned bungalow and its location.



ROOM DESCRIPTIONS

ACCOMODATION COMPRISING

ENTRANCE HALL

Composite entrance door, laminate flooring, loft access via hatch combi boiler fitted in loft, smooth and coved ceiling, radiator.

LOUNGE

14' 0" x 9' 0" (4.27m x 2.74m) Double glazed bay window to front aspect, laminate flooring, smooth and coved ceiling, radiator.

KITCHEN

13' 6" x 9' 4" (4.11m x 2.84m) Range of Shaker style base, drawer and eye level units, work surface inset stainless steel one and half bowl sink and drainer unit. Space for electric cooker with extractor over and tall fridge/freezer. Double glazed windows to side and rear aspects, double glazed door to Conservatory, tiled flooring, radiator.

CONSERVATORY

11' 3" x 5' 9" (3.43m x 1.75m) UPVC double glazed doors to rear garden, double glazed window to side aspect, space and plumbing for washing machine, vinyl flooring,

BEDROOM ONE

10' 7" x 9' 9" (3.23m x 2.97m) Double glazed window to side aspect, fitted carpet, radiator.

BEDROOM TWO

10' 7" x 6' 4" (3.23m x 1.93m) Double glazed window to side aspect, fitted carpet, cupboard with double doors, radiator.

BATHROOM

New white suite comprising low level WC, vanity wash hand basin and panelled bath with rainfall shower and mixer taps. Obscure double glazed window to side aspect, panelling around the bath, part tiled walls, tiled walls, chrome heated towel rail.

EXTERIOR

TO FRONT

Block paved driveway providing parking for 2/3 vehicles, pathway leading to entrance door, access to rear via side gate.

TO REAR

Slate patio area, remainder laid to lawn, raised decking area for home office.

OFFICE

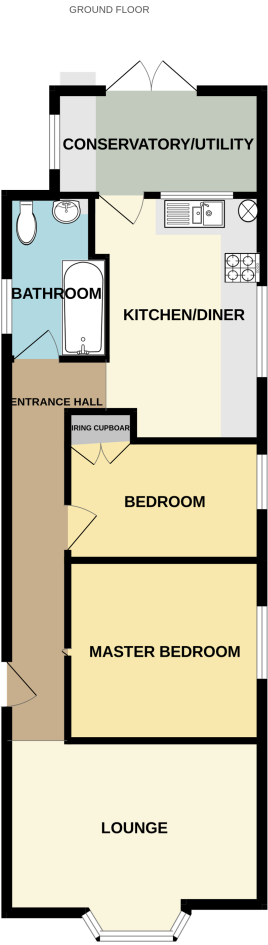
Wood cladding home office, fully insulated with underfloor heating, double glazed patio doors, two double glazed windows to side aspects, inside and outside lighting, power connected.

GARAGE

Up and over electric door, courtesy door to rear garden, power and light connected.

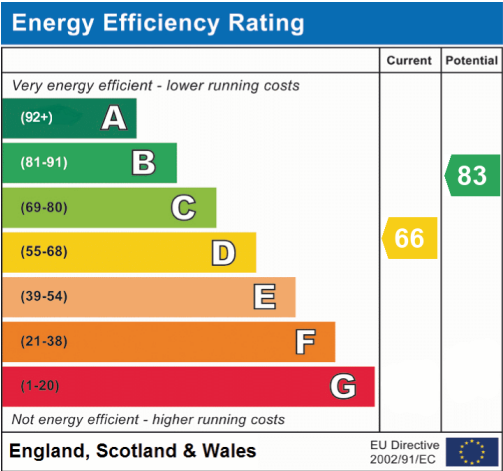


FLOORPLAN & EPC



FRINTON 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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