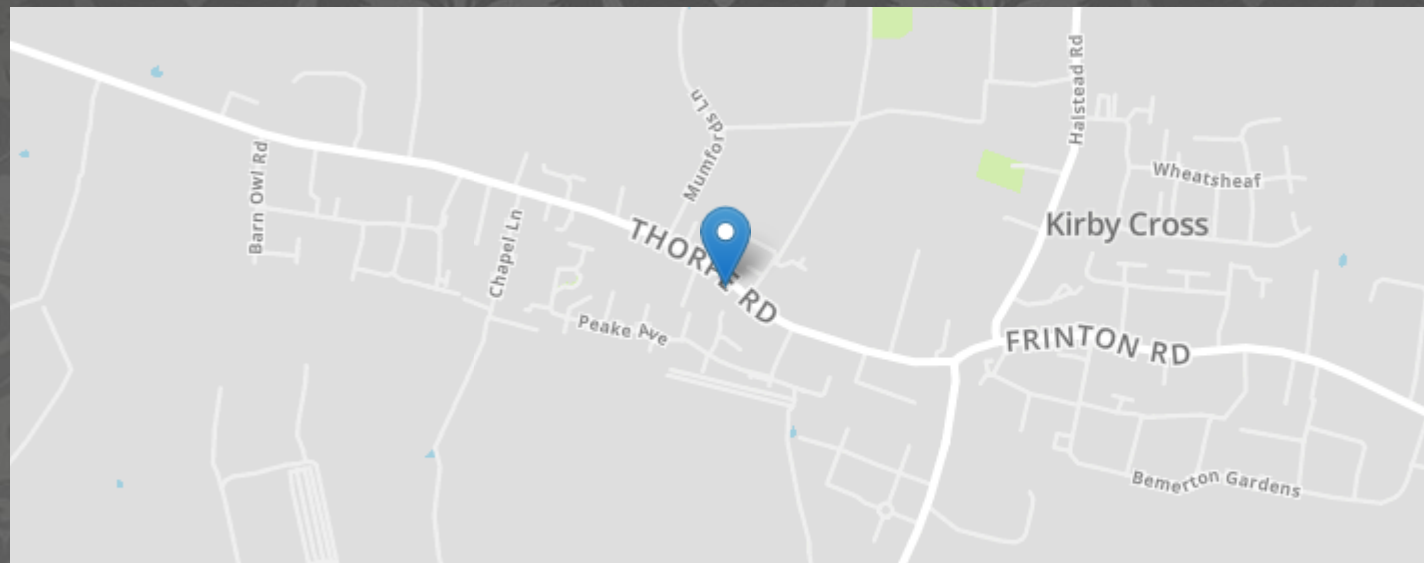


Thorpe Road, Kirby Cross, Frinton-on-Sea



- MAISONETTE
- CLOSE TO TO TRAIN STATION
- WELL PRESENTED
- DOUBLE GLAZING
- TWO BEDROOM
- GAS CENTRAL HEATING
- FIRST FLOOR
- WELL KEPT

MARKS & MANN

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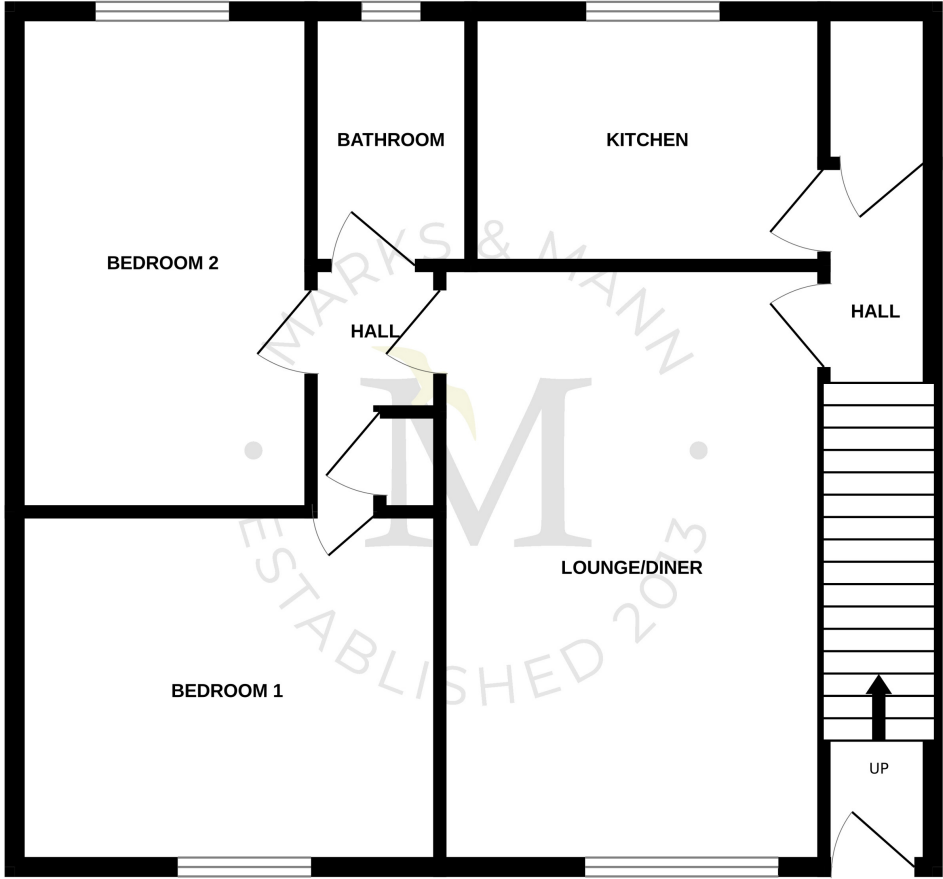
We are delighted to bring this exceptionally well kept and presented two bedroom first floor maisonette to the market for sale. The property is situated in an ideal location just a short distance from amenities, bus routes and the train station giving convenient transport options.

Internally the property benefits from, the entrance hall, landing, living room, kitchen, inner hall, bedroom one, bedroom two and the bathroom. Externally the property benefits from a generous private rear garden.

Call now to register your interest and arrange a private first hand viewing.

£160,000

Thorpe Road, Kirby Cross, Frinton-on-Sea	
Entrance hall	Directions
Front door.	Using a SatNav, please use CO13 0LZ as the point of destination.
Landing	Important information
Double glazed window to side aspect, radiator, storage cupboard/boiler housing.	Tenure - Leasehold.
Kitchen	Services - we understand that mains gas, electricity, water and drainage are connected to the property.
3.17m x 2.23m (10' 5" x 7' 4")	Council tax band A
Double glazed window to rear aspect, sink/draining board, extractor.	EPC rating: TBC
Living room	Disclaimer
4.55m x 5.16m (14' 11" x 16' 11")	In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.
Double glazed window to front aspect, radiator.	New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.
Inner hall	Money Laundering Regulations
Storage cupboard.	Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
Bedroom one	Council Tax Band
4.05m x 3.57m (13' 3" x 11' 9")	At the time of writing the council tax band for this property is band A.
Double glazed window to front aspect, radiator.	
Bedroom two	
2.47m x 4.25m (8' 1" x 13' 11")	
Double glazed window to rear aspect, radiator.	
Bathroom	
Double glazed window to rear aspect, radiator, bath with shower over, hand wash basin, low level WC.	
Garden	
Laid to lawn, flower beds, paved pathway, garden shed.	

Thorpe Road, Kirby Cross, Frinton-on-Sea	
GROUND FLOOR	
	
The above floor plans are not to scale and are shown for indication purposes only.	

