



# 168a Thorpe Road, KIRBY CROSS. CO13 0NQ

- Semi-Detached Bungalow
- One Bedroom
- Kitchen/Diner
- Modern Bathroom
- Private Rear Garden
- Close To Mainline Station
- Ideal First Time Buy Or Investment
- Upward Chain Complete





## PROPERTY DESCRIPTION

Located in a Non-Estate position in the popular village of KIRBY CROSS, My Moving Places have the honour in bringing to market this ONE BEDROOM SEMI-DETACHED BUNGALOW. This bungalow, an ideal First Home or Holiday Let welcomes you into a Bright Lounge that leads through into a Hall giving access to the Neutral and Bright Bathroom and Kitchen. The Bedroom is to the Rear with French doors to the Garden. To the Front is a Good Sized Front Garden with well stocked borders and the potential for Ample Parking. The location of this property is ideal for someone commuting with Mainline Train Links To Colchester and London Liverpool Street. In our opinion a viewing is essential as properties of this type are rarely available.





## ROOM DESCRIPTIONS

### ACCOMMODATION COMPRISES

#### LOUNGE

11' 11" x 9' 11" (3.63m x 3.02m) Obscure double glazed entrance door, obscure double glazed windows to front aspect, wooden flooring, smooth ceiling, electric heater.

#### HALL

Wooden flooring, smooth ceiling.

#### BATHROOM

5' 10" x 5' 11" (1.78m x 1.80m) Comprising low level WC, wash hand basin, bath with electric shower over. Obscure double glazed window to side aspect, wooden flooring, smooth ceiling, electric heater.

#### KITCHEN/DINER

10' x 10' (3.05m x 3.05m) Range of base and matching eye level units, roll edge work surface inset round stainless steel sink and drainer unit. Built in oven and electric hob with extractor over, space for fridge/freezer and washing machine, loft access. Obscure double glazed window to side aspect, wood flooring, smooth ceiling.

### BEDROOM

11' x 10' 7" (3.35m x 3.23m) Double glazed French doors to rear garden, fitted carpet, smooth ceiling, electric heater.

### EXTERIOR

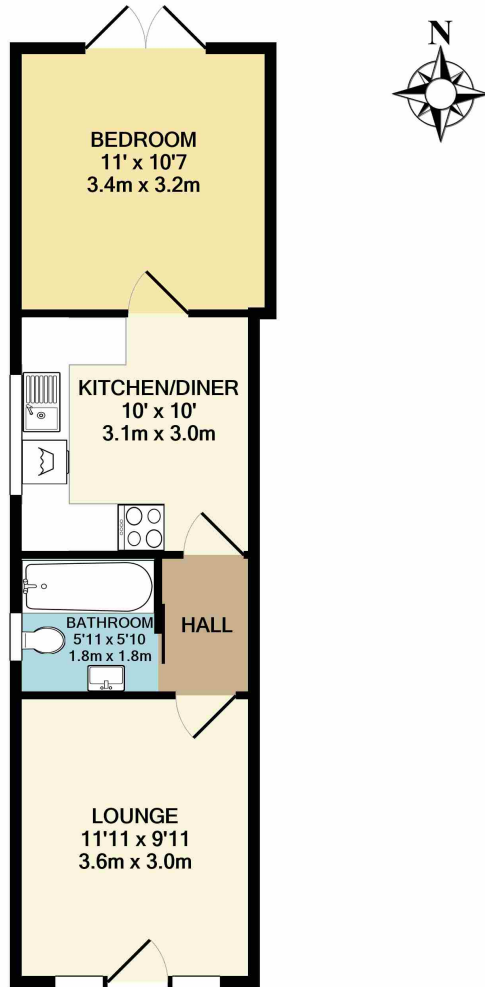
#### GARDENS

To Front: Hardstanding with flower and shrub borders.

To Rear: Enclosed by panelled fencing, paved patio area, remainder laid to lawn with shed, access to front via side gate.



# FLOORPLAN & EPC



## THORPE ROAD

Whilst every attempt has been made to ensure the accuracy of the floor plan 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>		<b>91</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>41</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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