

FOR SALE

£180,000 Freehold



## 55 Frinton Road, KIRBY CROSS. CO13 0LD

- No Onward Chain
- Semi-Detached Bungalow
- One Bedroom
- Conservatory
- Ideal For Buy To Let or First Time Buyer
- Close To Local Amenities
- Some Refurbishment is Required



## PROPERTY DESCRIPTION

Being offered with NO ONWARD CHAIN and located centrally in KIRBY CROSS My Moving Places have the pleasure in marketing For Sale this ONE BEDROOM SEMI-DETACHED BUNGALOW. Internally you step into the Lounge with Box Bay to the front. Through the Hall which gives access to the Bedroom, Generous Sized Bathroom and Rear Facing Kitchen which leads into the Conservatory. Externally to the Front is hardstanding and to the Rear a Private Garden. It is positioned close to Local Amenities which include Shops and Kirby Cross Mainline Railway Station. A viewing will be essential to fully appreciate the great location of this well proportioned bungalow.



## ROOM DESCRIPTIONS

### ACCOMMODATION

#### PORCH

Wood entrance door, UPVC front door to lounge.

#### LOUNGE

12' 3" x 14' 10" (3.73m x 4.52m)  
Double glazed window to front aspect, fitted carpet, fireplace with surround and hearth, smooth ceiling, radiator.

#### HALLWAY

Loft access, fitted carpet, radiator.

#### MASTER BEDROOM

9' 10" x 11' 4" (3.00m x 3.45m) Double glazed window to side aspect, fitted carpet, smooth ceiling, radiator.

#### BATHROOM

Comprising low level WC, wash hand basin and bath. Obscure double glazed window to rear aspect, smooth ceiling, radiator.

### KITCHEN/DINER

14' 10" x 12' 7" (4.52m x 3.84m) Base units, work surface inset stainless steel sink and drainer,. Built in oven and hob with extractor over, space and plumbing for washing machine. Double glazed window to rear aspect, double glazed door to conservatory, smooth ceiling, radiator.

### CONSERVATORY

9' 2" x 13' 3" (2.79m x 4.04m)

### LOFT ROOM

#### LOFT ROOM

Velux window, fitted carpet, radiator. Access via ladder.

### EXTERIOR

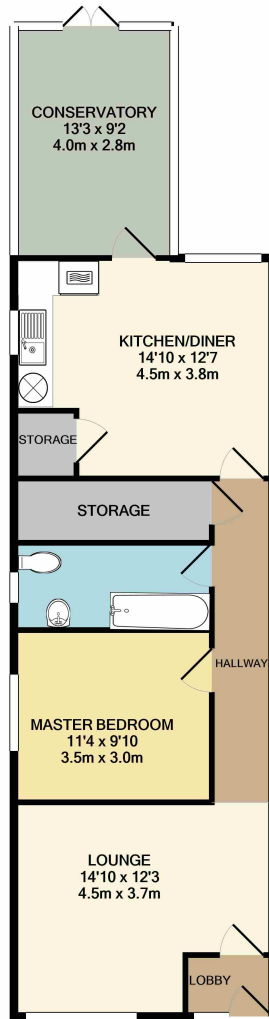
#### GARDEN

To Front: Hardstanding and ideal for off-road parking.

To Rear: Good sized garden, requires maintenance as currently overgrown.

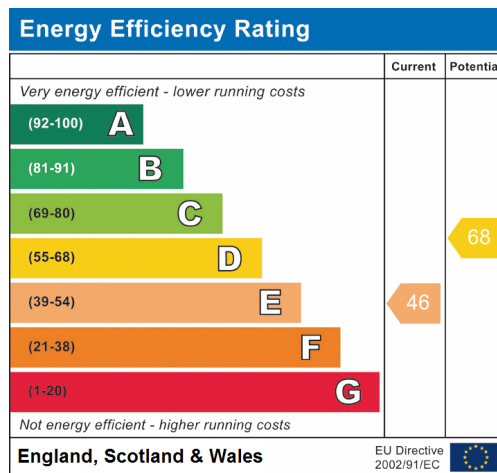


# FLOORPLAN & EPC



FRINTON ROAD  
TOTAL APPROX. FLOOR AREA 763 SQ.FT. (70.8 SQ.M.)

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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