



2 bed semi-detached bungalow to buy in CO13

Sycamore Way, Kirby Cross,
Frinton-on-Sea, Essex, CO13 0QW

£210,000 Starting Bid

 x 2  x 1  x 1

Tenure

Freehold

Property features

 EPC Rating C

Driveway parking

Key Information

- ✓ Council Tax: **Band C**
- ✓ EPC Rating: **C**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Mobile signal: **Good**

Arrange a viewing

Thomas Jack Smith
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being offered with NO ONWARD CHAIN and having undergone a full programme of modernisation in 2022, Fentons Estate Agents have the pleasure in bringing to market this well presented TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW. The property boasts spacious accommodation throughout with the addition of a modern fitted kitchen and bathroom suite, secluded 45' approx. rear garden and off street parking to the front. The property is located in the sought after area of Kirby Cross and is conveniently situated approximately one mile from Frinton's town centre with it's range of shopping amenities, mainline railway station and beautiful greensward and seafront.

Accommodation comprises of approximate room sizes

Obscured sealed unit double glazed entrance door giving access to:

Hallway - Loft access with pull down ladder housing combination boiler (installed 2022) providing heating and hot water throughout. Radiator. Doors to:

Lounge - 14'10" x 12'6" - Inset electric fireplace. Radiator. Sealed unit double glazed full length picture window to front.

Master Bedroom - 12'5" x 12'4" - Radiator. Sealed unit double glazed window to rear.

Bedroom Two - 10'10" x 9' - Radiator. Sealed unit double glazed window to front.

Bathroom - White suite comprising of low level W/C. Vanity wash hand basin with mixer tap and storage space under. Enclosed panelled bath with wall mounted shower attachment and shower screen. Spotlights. Extractor fan. Radiator. Obscured sealed unit double glazed window to side.

Kitchen - 10'7" x 9'3" - Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset stainless bowl sink and drainer unit. Inset four-ring gas hob with electric oven under. Fitted extractor hood. Integrated fridge/freezer. Integrated washing machine. Part tiled walls. Laminate flooring. Under cupboard lighting. Spotlights. Radiator. Sealed unit double glazed window to rear. Sealed unit double glazed door leading to:

Outside - Rear - 45' Approx - Part wooden decking area. Remainder laid to lawn. Brick built shed. Access to front via side gate. Enclosed by panelled fencing

Outside - Front - Hard standing concrete area providing off street parking. Remainder laid to shingle and lawn.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £210,000

Property Type: Semi-detached Bungalow

Parking: Driveway

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

GROUND FLOOR



SYCAMORE WAY

While 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Sycamore Way, Kirby Cross, Frinton-on-Sea, Essex, CO13 0QW

Contact your local branch today for more information on this property:

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