

118a Frinton Road, Kirby Cross, Frinton-on-Sea, CO13 0PW



2 bedrooms
1 reception room
1 bathroom

Freehold
Guide Price of
**£285,000 to
£300,000**
Subject to contract
Village location



Situated in a non estate position between Kirby Cross and Frinton-on-Sea is this two bedroom semi-detached house, offered for sale with no onward chain.

Some details

General information

Two bedroom semi detached house situated in a non estate position between Kirby Cross and Frinton-on-Sea.

Accommodation briefly comprising of a large entrance hall with a radiator, stairs rising to first floor, airing cupboard and two storage cupboards.

The cloakroom comprises of low level WC, wash hand basin and obscure double glazed window to the side aspect.

The living room has a double glazed window to the front aspect, a radiator and back boiler, (not tested).

To the rear of the property there is a kitchen/diner with double glazed windows to rear and side aspect with stainless steel single drainer sink unit inset to the worksurface with cupboards and drawers under, matching range of eye level cupboards, integrated dishwasher, built in oven and hob with extractor over, space for appliances and a patio door to the conservatory, which has double glazed windows throughout and patio doors to the rear garden.

The first floor commences with the landing which has loft access. Bedroom one has a double glazed window to the front, radiator, built in wardrobes and eves storage. Bedroom two has a double glazed window to the rear aspect with a radiator and eves storage.

The bathroom has an obscure double glazed window to the side with panel enclosed bath with shower attachment, wash hand basin and a radiator, there is also a separate WC with an obscure double glazed window to the side.

Entrance hall

Cloakroom

Living room

13' 11" x 12' 11" (4.24m x 3.94m)

Kitchen/dining room

12' 11" x 10' 0" (3.94m x 3.05m)

Conservatory

12' 1" x 6' 0" (3.68m x 1.83m)

Landing

Bedroom one

14' 0" x 11' 0" (4.27m x 3.35m)

Bedroom two

11' 0" x 9' 11" (3.35m x 3.02m)

Bathroom

Separate WC

Outside

To the front of the property there is pedestrian access to paved area with shrub borders, the front door is at the side of the property.

There is a gate providing side access to the rear garden with a paved area, central lawn with shrub borders and there is a service door into the single garage with up and over door, vehicular access is via Willow Avenue.

Location

The property is located in the village of Kirby Cross just a few miles from Kirby-Le- Soken and Frinton-on-Sea. The village has a local pub and village store.

Important information

Council Tax Band - C

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - E

Our ref - KID

Agents note

Section 21 of the Estate Agency Act 1979 the seller of the property is a relation to a member of staff at Fenn Wright.

Directions

Proceed from Colchester towards Frinton-on-Sea taking Thorpe Road at the two roundabouts go straight over onto Frinton Road where the property can be found on the left hand side, just past Elm Grove.

Further information

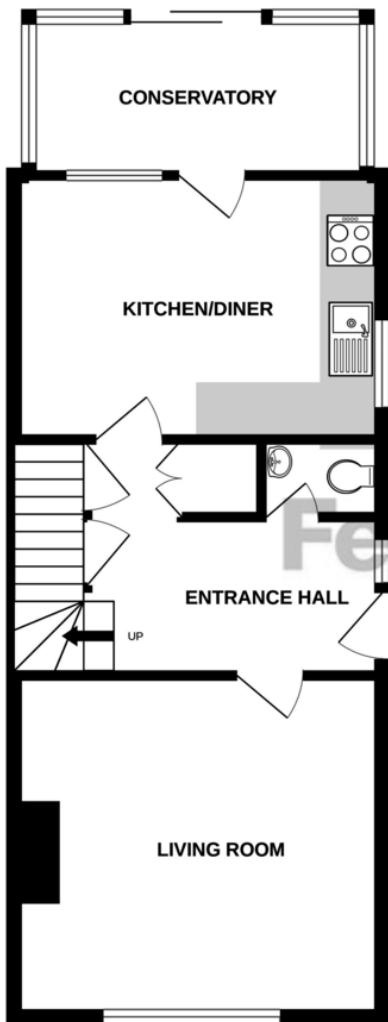
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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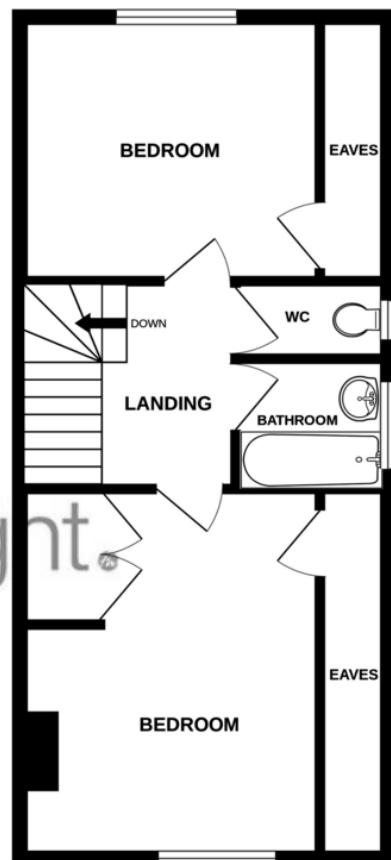
Viewing

To make an appointment to view this property please call us on 01206 763 388.

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To find out more or book a viewing

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