

OXBORROW CLOSE, KIRBY CROSS, ESSEX, CO13 0SN

Price

£245,000

FREEHOLD

- Three Bedrooms
- En-Suite Shower Room To Master Bedroom
- 10'8" Fitted Kitchen
- 16'9" Lounge/Diner Over Looking Rear Garden
- Ground Floor Cloakroom & First Floor Bathroom
- 52' Secluded Rear Garden
- Quiet Cul-de-Sac Position
- Off Street Parking & Garage In Block
- No Onward Chain
- EPC Rating C/ Council Tax Band - C



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ESTATE AGENTS



Situated in quiet-cul-sac position and being offered with NO ONWARD CHAIN, Fentons have the pleasure in offering for sale this THREE BEDROOM END-TERRACE HOUSE. The property benefits from a large 16'9" lounge/diner which overlooks the secluded 52' rear garden. There is a ground floor cloakroom and first floor family bathroom as well as an EN-SUITE shower room to the master bedroom. To the front there is an off street parking space and a garage in a block located directly in front of the property. Perfectly located within 250 metres of the mainline railway station at Kirby Cross and within two miles of Frintons town centre and seafront an early viewing is strongly recommended to avoid missing out.

Accommodation comprises of approximate room sizes

Part obscured glazed hardwood entrance door leading to:-

Hallway

Stair flight to first floor. Tiled flooring. Radiator. Door to:-

Kitchen

10'8" x 7'7"

Fitted with a range of white matching fronted units. Square edge marble effect worksurfaces. Inset four ring gas hob with extractor hood above. Inset stainless steel one and a half bowl sink and drainer unit with mixer tap. Further selection of matching units at both eye and floor level. Built in eye level double electric oven. Space for fridge/freezer. Plumbing for washing machine. Part tiled wall. Tiled flooring. Double glazed window to front.

Cloakroom

White suite comprises low level w/c. Pedestal wash hand basin with tiled splashback. Radiator. Obscured double glazed window to front.

Lounge/Diner

16'9" x 14'

Fireplace with marble surround and inset electric fire under. Built in storage cupboard. Tiled flooring. Two radiators. Double glazed window to rear. Double glazed patio doors giving access to rear.

First Floor Landing

Loft access with pull down ladder housing combination boiler. Doors to all rooms. Door to:-

Bedroom One

11'10" x 8'7"

Built in double wardrobe. Radiator. Two double glazed windows to front. Door leading to:-

En-Suite

White suite comprises low level w/c. Pedestal wash hand basin. Fitted shower cubicle with wall mounted integrated shower. Part tiled walls. Radiator. Extractor fan. Obscured double glazed window to front.

Bedroom Two

10'7" x 8'

Built in double wardrobe. Radiator. Double glazed window to rear.

Bedroom Three

8'10" x 5'7"

Radiator. Double glazed window to rear.

Bathroom

Suite comprises low level w/c. Pedestal wash hand basin. Panelled bath with shower attachment. Part tiled walls. Radiator. Extractor fan. Obscured double glazed window to side.



Outside - Rear

52' approx

Majority laid to lawn. Borders stocked with array of flowers, shrubs and bushes. Mature tree. Gate giving access to front. Outside light. Enclosed by panelled fencing.

Outside - Front

Part shingled with array of bushes. Paved driveway providing off street parking leading to garage in block with up and over door.

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: C

Payable 2026/2027 £2059.18 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes

(Electricity): Yes

(Water): Yes

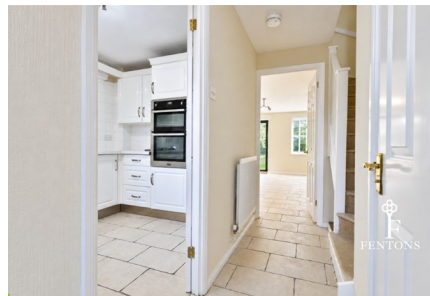
(Sewerage Type): Mains Drainage

(Telephone, Broadband & Mobile Coverage): For

Current Correct Information Please Visit:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Non Standard Property Features To Note: N/A



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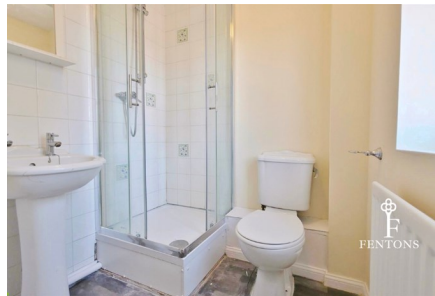
AML

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

REFERRAL FEES

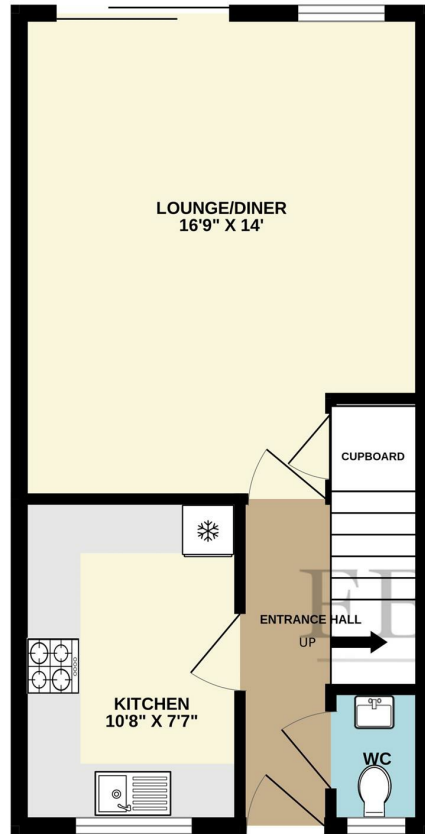
You will find a list of any/all referral fees we may receive on our website



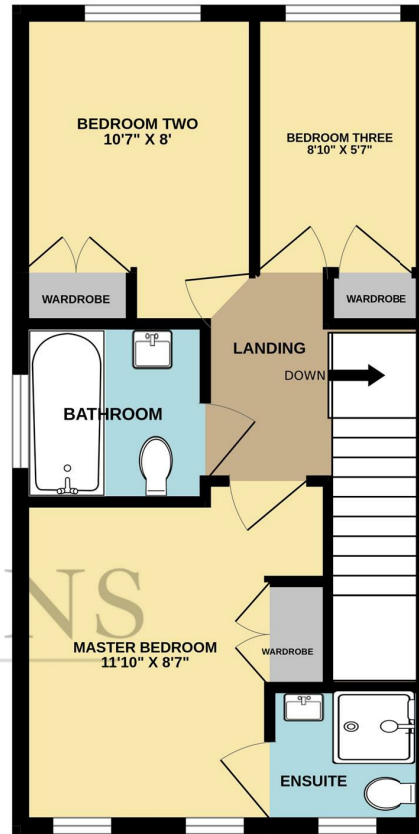
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GROUND FLOOR



1ST FLOOR



OXBORROW CLOSE

Whilst 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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Council Tax Band

C



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

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