LAMB & CO

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Inspired by property, driven by passion.









KIRBY ROAD, FRINTON-ON-SEA, CO13 0FB

PRICE £330,000

"The Beaumonts" A small select development of just 10 properties located on the fringes of Great Holland & Kirby Cross, affording stunning countryside views and located within 1.5 miles of Frinton-on-Sea with its seafront and shopping facilities. The property has undergone improvements under the current owners including additional kitchen units added and a fully landscaped garden.

- Three Bedrooms
- Countryside Views
- Wet Room
- En-Suite
- No Onward Chain
- EPC - B

Opening paragraph
DRAFT DETAILS AWAITING APPROVAL.

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

BEDROOM THREE
13'7" 8'5" (4.14m 2.57m)

LOUNGE/BEDROOM TWO
15'2" 11'3" (4.62m 3.43m)

WET ROOM
7'8" 6'7" (2.34m 2.01m)

KITCHEN/FAMILY ROOM
29'6" 13'9" (8.99m 4.19m)

BEDROOM ONE
14'11" 11'3" (4.55m 3.43m)

DRESSING ROOM
9'00" 8'5" (2.74m 2.57m)

EN-SUITE
13'10" 8'5" (4.22m 2.57m)

OUTSIDE

AGENTS NOTE
Photos shown are from new (approximately 5 years old)

Agents Note Sales
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

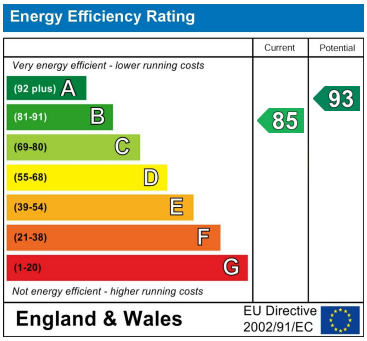
AML
ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

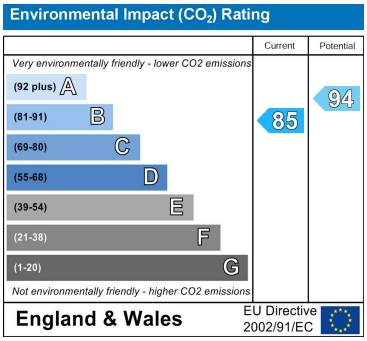
Material Information
Council Tax Band: D
Heating: Gas
Services: All Mains
Broadband: Ultrafast
Mobile Coverage: Good
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Additional Charges: £58 per month maintenance charge
Seller's Position: No Onward Chain
Garden Facing: East

Map

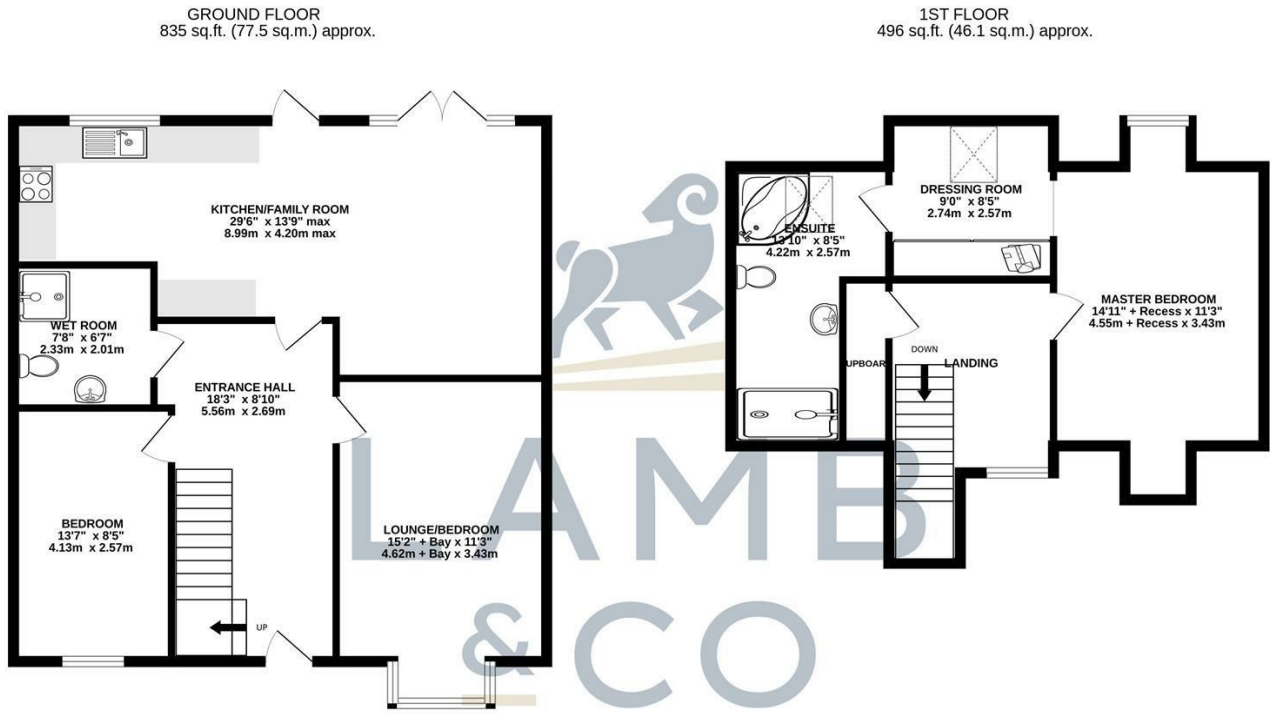


EPC Graphs





Floorplan



TOTAL FLOOR AREA : 1331 sq.ft. (123.7 sq.m.) approx.

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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