



**Victoria Avenue  
Kirby-le-Soken  
Frinton-on-Sea  
Essex  
CO13 0DJ**

**Offers In Excess Of £350,000**

**bettermove**

# Victoria Avenue

## Frinton-on-Sea

Bettermove are proud to present this 3 bedroom detached house in Kirby-le-Soken.

The property benefits from double glazing, gas central heating throughout and has off street parking available.

The council tax band is D.

The interior of this beautifully presented property comprises a spacious living room, conservatory, wet room, 2 bedrooms, en-suite and fitted kitchen on the ground floor. The first floor consists of the master bedroom and en-suite shower room. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Frinton-on-Sea, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the B1034, Frinton-on-Sea train station and local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)