



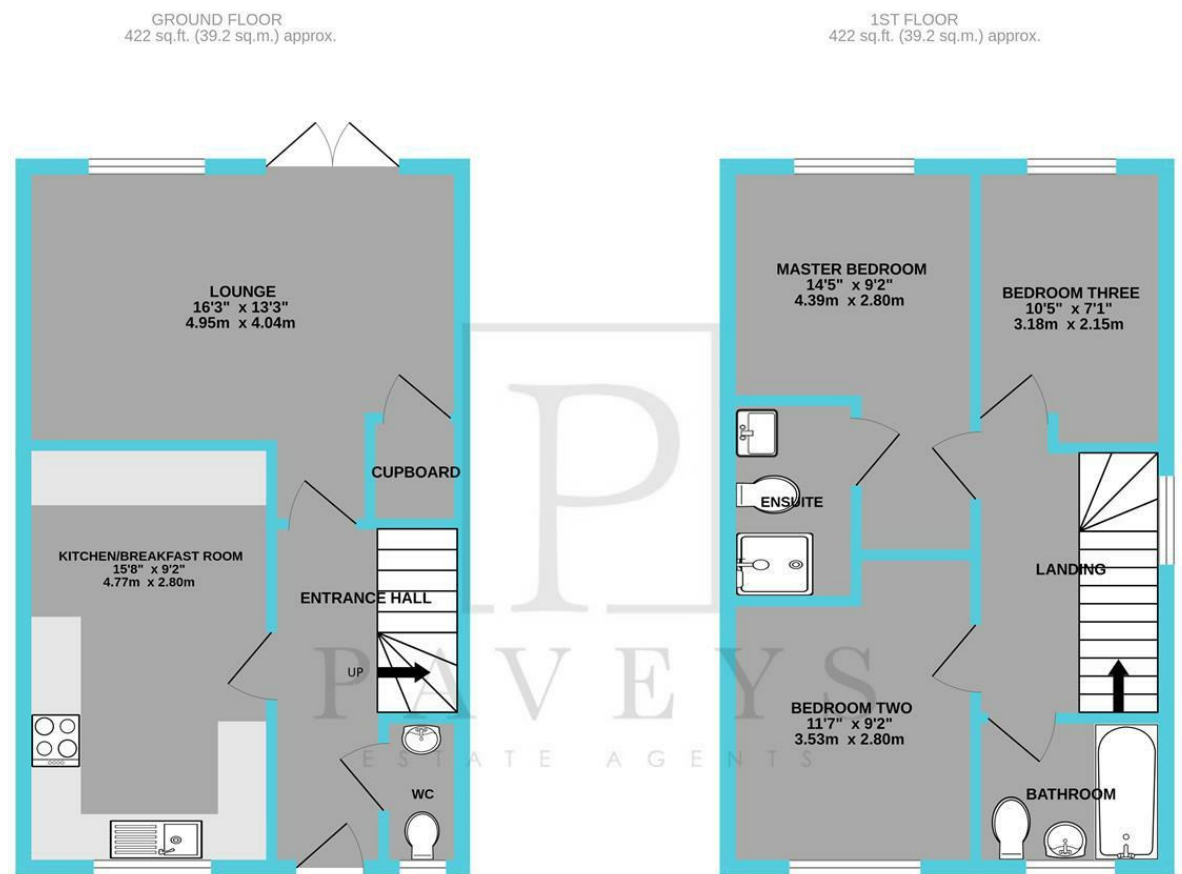
28, Barley Road  
Kirby Cross, CO13 0FR

Offers over £299,000 Freehold





A MODERN THREE BEDROOM SEMI DETACHED HOUSE located on the FINCHES PARK DEVELOPMENT in the village of Kirby Cross with NO ONWARD CHAIN. This superb family home forms part of a new development of properties built by Linden Homes and is conveniently positioned close to local amenities including shops, schools, local sport clubs and facilities and mainline rail services to Colchester and London. Key features include a lounge diner, kitchen breakfast room, cloakroom, three bedrooms, en-suite shower room and bathroom. There is a great size family friendly rear garden and off road parking to the front. An internal viewing is highly recommended. Call Paveys to arrange your appointment to view!



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A		96	(92 plus) A
(81-91) B	84		(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 843 sq.ft. (78.4 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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### ENTRANCE HALL

Composite entrance door to front aspect, laminate flooring, smooth ceiling, stair flight to First Floor, radiator.

### KITCHEN BREAKFAST ROOM 15'8 x 9'2 (4.78m x 2.79m)

Over and under counter units, worktops and upstands, inset stainless steel sink and drainer with mixer tap. Built in oven, gas hob with splashback and extractor over, space and plumbing for dishwasher and washing machine, space for fridge freezer, space for tumble dryer, fitted breakfast bar and cupboard. double glazed window to front, laminate flooring, smooth ceiling.

### LOUNGE DINER 16'3 x 13'3 (4.95m x 4.04m)

Double glazed patio doors to rear garden, double glazed window to rear, laminate flooring, smooth ceiling, under stairs cupboard, TV point, radiator.

### CLOAKROOM

White low level WC and pedestal wash hand basin. Double glazed window to front, laminate flooring, smooth ceiling, radiator.

### FIRST FLOOR

#### FIRST FLOOR LANDING

Double glazed window to side, fitted carpet, smooth ceiling, loft access.

#### MASTER BEDROOM 14'5 x 9'2 (4.39m x 2.79m)

Double glazed window to front, fitted carpet, smooth ceiling, door to En-Suite, radiator.

#### EN-SUITE SHOWER ROOM

White suite comprising low level WC, pedestal wash hand basin and double shower cubicle. Laminate flooring, smooth ceiling, part tiled walls, extractor fan, radiator.

#### BEDROOM TWO 11'7 x 9'2 (3.53m x 2.79m)

Double glazed window to rear overlooking the garden, fitted carpet, smooth ceiling, radiator.

#### BEDROOM THREE 10'5 x 7'1 (3.18m x 2.16m)

Double glazed window to front, fitted carpet, smooth ceiling, radiator.

### BATHROOM

White suite comprising low level WC, pedestal wash hand basin and bath with mixer tap and shower attachment. Double glazed window to rear, laminate flooring, smooth ceiling, part tiled walls, extractor fan, radiator.

### OUTSIDE FRONT

Lawn area with shrub borders, driveway with off road parking for 2 vehicles, exterior light, gated access to rear garden.

### OUTSIDE REAR

Good size family friendly rear garden, commencing with a paved patio area, the remainder is laid to lawn and enclosed by panel fencing, small timber shed, gated access to front.

### IMPORTANT INFORMATION

Council Tax Band: C

Tenure: Freehold

Energy Performance Certificate (EPC) rating: B

The property is connected to electric, gas, mains water and sewerage.

### DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

### MONEY LAUNDERING REGULATIONS 2003

Paveys Estate Agents will require all potential purchasers to provide photographic identification, alongside proof of residence when entering into negotiations regarding one of our properties. This is in order for Paveys Estate Agents to comply with current Legislation.