

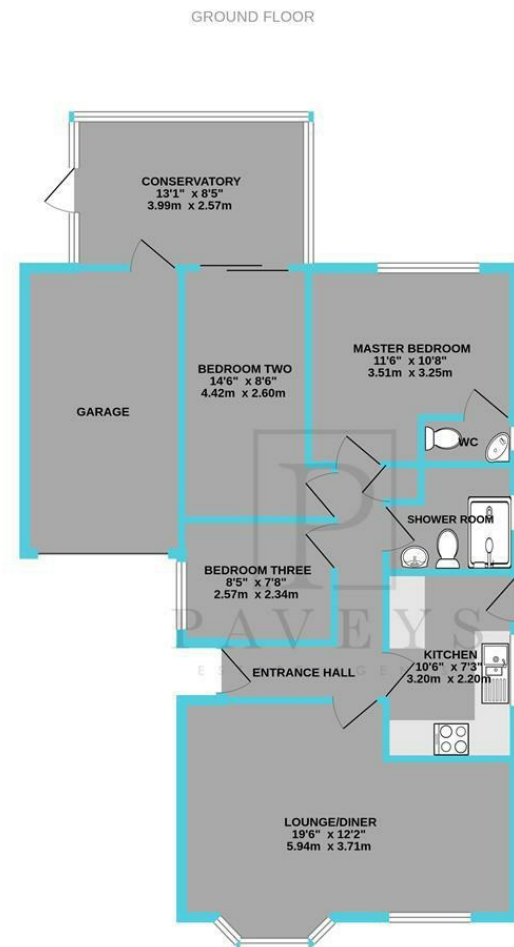
26, Wavring Avenue
Kirby Cross, CO13 0TU

Offers in excess of £299,995 Freehold



PAVEYS
ESTATE AGENTS

Paveys have the pleasure in bringing to the market this SPACIOUS DETACHED BUNGALOW positioned in a quiet cul-de-sac on the Frietuna Development and being offered for sale with NO ONWARD CHAIN. This super property offers a large lounge diner, kitchen, master bedroom with en-suite cloakroom, shower room and great size conservatory. The low maintenance and fully paved rear garden is very private and comes with a timber shed and greenhouse. To the front of the property is a fully paved driveway providing ample parking and integral garage. Wavring Avenue is a popular residential road located within walking distance of countryside walks and the Triangle Shopping Centre. An internal viewing is recommended in order to appreciate this property and its location. Call Paveys to arrange your appointment to view. We have keys!



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 plus) A	86
(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

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

ENTRANCE HALL

UPVC double glazed entrance door, fitted carpet, coved ceiling, loft hatch, built in airing cupboard housing hot water cylinder, radiator.

LOUNGE DINER 19'6 x 12'2 (5.94m x 3.71m)

Double glazed bay window to front, double glazed window to front, fitted carpet, coved ceiling, TV point, two radiators.

KITCHEN 10'6 x 7'3 (3.20m x 2.21m)

Over and under counter units, work tops, inset stainless steel sink with mixer tap. Built in oven, electric hob with extractor hood over. Space and plumbing for washing machine, space for under counter fridge and freezer, wall mounted boiler (not tested by agent). Double glazed window to side, double glazed door to side, vinyl flooring, coved ceiling, tiled splash backs.

MASTER BEDROOM 11'6 x 10'8 (3.51m x 3.25m)

Double glazed window to rear overlooking the garden, fitted carpet, fitted wardrobes, door to En-Suite Cloakroom, radiator.

EN SUITE CLOAKROOM

White suite comprising low level WC and wall mounted wash hand basin. Double glazed window to side, fully tiled walls, chrome heated towel rail.

BEDROOM TWO 14'6 x 8'6 (4.42m x 2.59m)

Double glazed sliding patio doors to Conservatory, fitted carpet, range of fitted wardrobes and storage cupboards, radiator.

CONSERVATORY 13'1 x 8'5 (3.99m x 2.57m)

Part brick construction, double glazed door to garden, double glazed windows to rear and side aspects, tiled flooring, pitched polycarb roof.

BEDROOM THREE 8'5 x 7'8 (2.57m x 2.34m)

Double glazed window to side, fitted carpet, coved ceiling, radiator.

SHOWER ROOM

White suite comprising low level WC, wash hand basin and large walk in shower with screen. Double glazed window to side, tiled flooring, fully tiled walls, extractor fan chrome heated towel rail.

OUTSIDE FRONT

Block paved driveway providing off road parking to the front of the garage, gated access to rear.

OUTSIDE REAR

Private rear garden, fully paved with retaining panel fencing, raised flower and shrub beds, timber storage shed and greenhouse (to remain). Exterior light, outside tap, access to front via side gate.

INTEGRAL GARAGE

Roller door to front, power and light connected (not tested), integral door to Conservatory.

IMPORTANT INFORMATION

Council Tax Band: D

Tenure: Freehold

Energy Performance Certificate (EPC) rating: D

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 2017

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.