

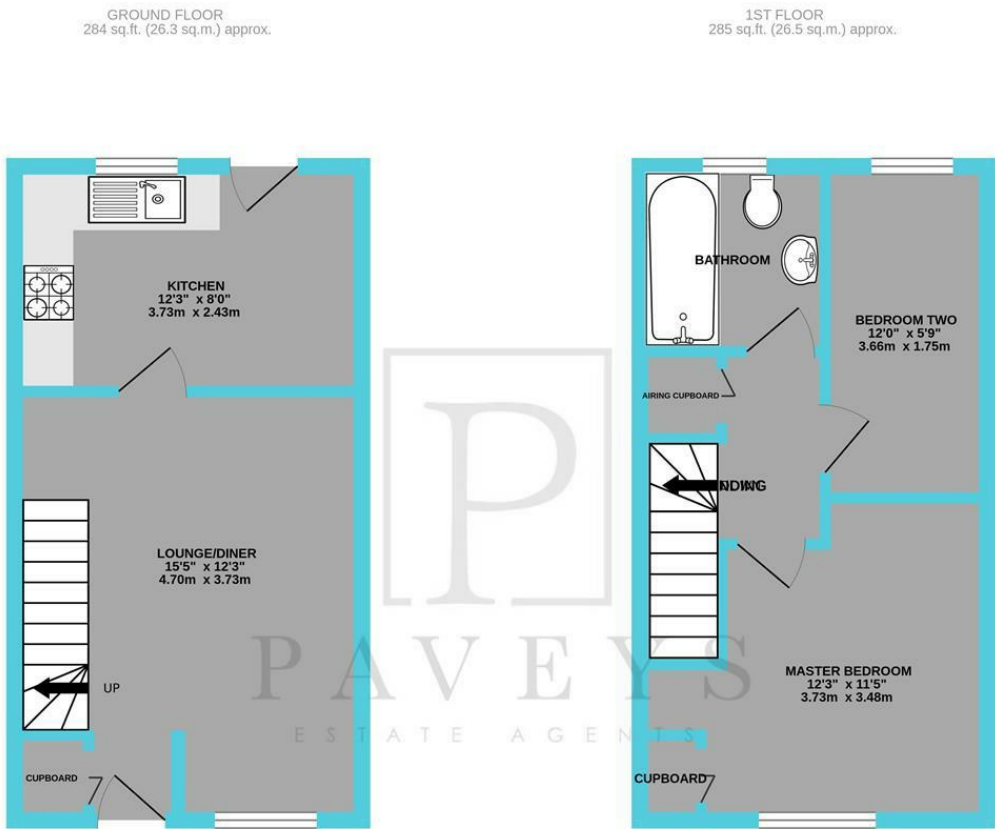


10, Beverley Drive
Kirby Cross, CO13 0UE

Guide price £190,000 Freehold


~~~~~GUIDE PRICE £190,000-£195,000~~~~~

Paveys have the pleasure in offering for sale this MID TERRACED HOUSE with PRIVATE REAR GARDEN & TWO PARKING SPACES positioned on the sought after Frietuna Development. The property would make an ideal purchase for a first time buyer or investment purchaser and benefits from a lounge diner, kitchen, two double bedrooms and bathroom. The Frietuna development is centrally positioned close to shops, schools, green spaces and local services whilst the pretty beach and seafront at Frinton-on-Sea is a short distance away. Call Paveys to arrange your appointment to view.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 88        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 67                      |           |
| (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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

10, BEVERLEY DRIVE, CO13 0UE  
TOTAL FLOOR AREA: 569 sq.ft. (52.8 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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### LOUNGE DINER

Double glazed door to front aspect, double glazed window to front, laminate flooring, coved ceiling, stair flight to First Floor, built in storage cupboard, radiators.

### KITCHEN

Over and under counter units, work tops, inset stainless steel sink and drainer with mixer tap. Built in electric oven, gas hob with extractor over, space and plumbing for washing machine, wall mounted Glowworm boiler (not tested by Agent), space for fridge freezer. Double glazed door to rear garden, double glazed window to rear with views over the garden, laminate flooring, tiled splash back, radiator.

### FIRST FLOOR

#### FIRST FLOOR LANDING

Fitted carpet, airing cupboard housing hot water cylinder (not tested by Agent), loft access.

#### MASTER BEDROOM

Double glazed window to front, fitted carpet, built in wardrobe, radiator.

#### BEDROOM TWO

Double glazed window to front, laminate flooring, radiator.

#### BATHROOM

White suite comprising low level WC, pedestal wash hand basin and bath with shower over. Double glazed window to rear, vinyl flooring, part tiled walls, radiator.

#### OUTSIDE FRONT

Hardstanding frontage providing off road parking for two vehicles.

#### OUTSIDE REAR

Private garden with retaining panel fencing, laid to lawn, paved patio, shingle and shrub borders, gated access to front.

### IMPORTANT INFORMATION

Council Tax Band: b  
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.