



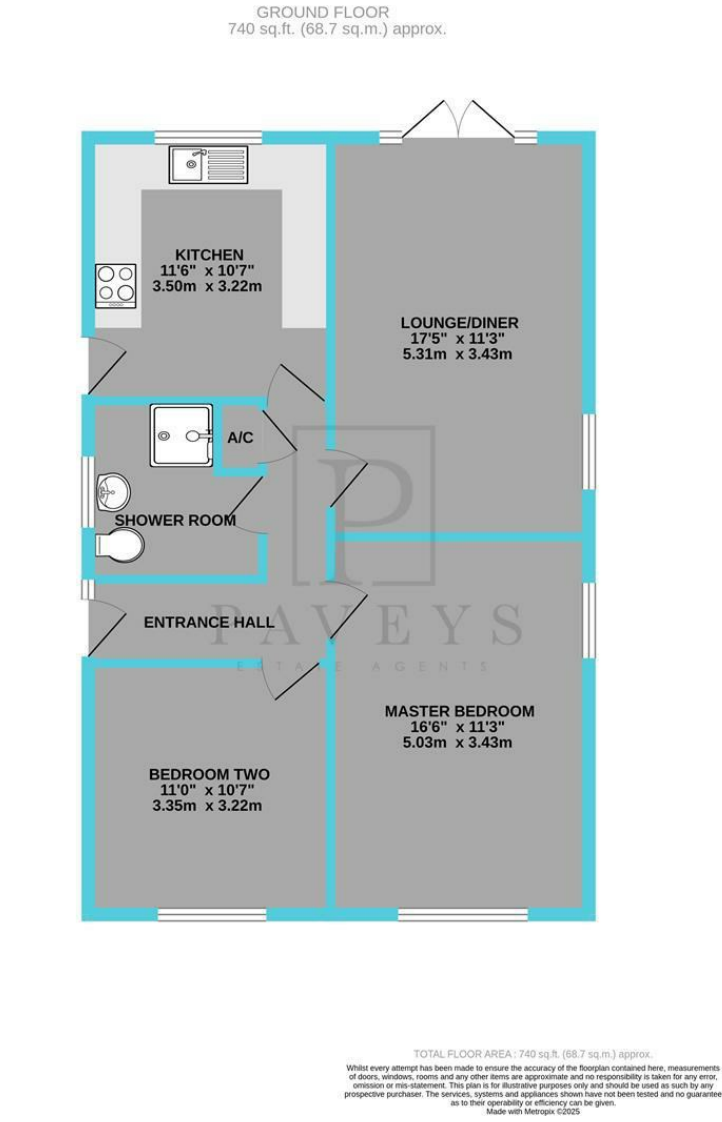
82, Sycamore Way
Kirby Cross, CO13 0QN

Price £280,000 Freehold

New to the market is this DETACHED BUNGALOW with PRIVATE REAR GARDEN positioned a short walk from the Frinton Gates and Frinton Railway Station to be sold with NO ONWARD CHAIN. This super property offers a lounge diner with doors to the garden, kitchen breakfast room, two double bedrooms, wet room and garage with driveway. Sycamore Way is central to all amenities including local shops, supermarkets and bus routes. The pretty beach and greensward at Frinton-on-Sea are a short distance away. We have keys. Call Paveys to arrange your appointment to view.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		Potential
Very energy efficient - lower running costs			
(92 plus) A		(92 plus) A	
(81-91) B		(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			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



ENTRANCE HALL

UPVC double glazed door and side panel, fitted carpet, coved ceiling, storage heater.

LOUNGE DINER 17'5 x 11'3 (5.31m x 3.43m)

Double glazed double doors to rear garden, double glazed window to side, fitted carpet, coved ceiling, TV point,

KITCHEN 11'6 x 10'7 (3.51m x 3.23m)

Over and under counter units, work tops, stainless steel sink and drainer work top. Space for oven and hob, space and plumbing for washing machine, space for fridge freezer. Double glazed window to rear overlooking the garden, double glazed door to side, vinyl flooring, part tiled walls, storage heater.

MASTER BEDROOM 16'6 x 11'3 (5.03m x 3.43m)

Double glazed windows to front and side aspects, fitted carpet, fitted wardrobes (to remain), storage heater.

BEDROOM TWO 11' x 10'7 (3.35m x 3.23m)

Double glazed window to front, fitted carpet, storage heater.

WET ROOM

White suite comprising low level WC, pedestal wash hand basin and wall mounted shower. Double glazed window to side, tanked non slip flooring, weatherboard walls.

OUTSIDE FRONT

Lawn area with flowers and shrubs, hardstanding driveway to the front of the garage, exterior light, gated access to rear garden.

OUTSIDE REAR

An enclosed and very private garden, lawn area with flower and shrub borders, paved patio and pathways, access to Garage, timber shed, gated access to front.

GARAGE

Up and over door, power and light connected (not tested by Agent), courtesy door to rear garden.

IMPORTANT INFORMATION

Council Tax Band: C
Tenure: Freehold
Energy Performance Certificate (EPC) rating: To Be Confirmed.
The property is connected to electric, 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.