



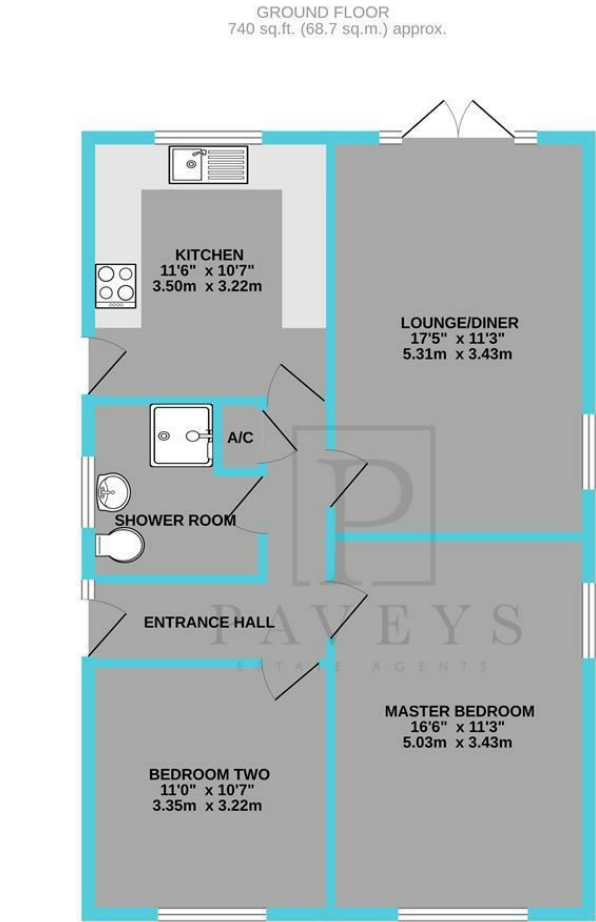
82, Sycamore Way
Kirby Cross, CO13 0QN

Price £269,995 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		82	Very environmentally friendly - lower CO ₂ emissions		
(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			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



TOTAL FLOOR AREA: 740 sq.ft. (68.7 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

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

REFERRAL FEES

Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.

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 are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.