



9, Peake Avenue
Kirby Cross, CO13 0SQ

Price £375,000 Freehold

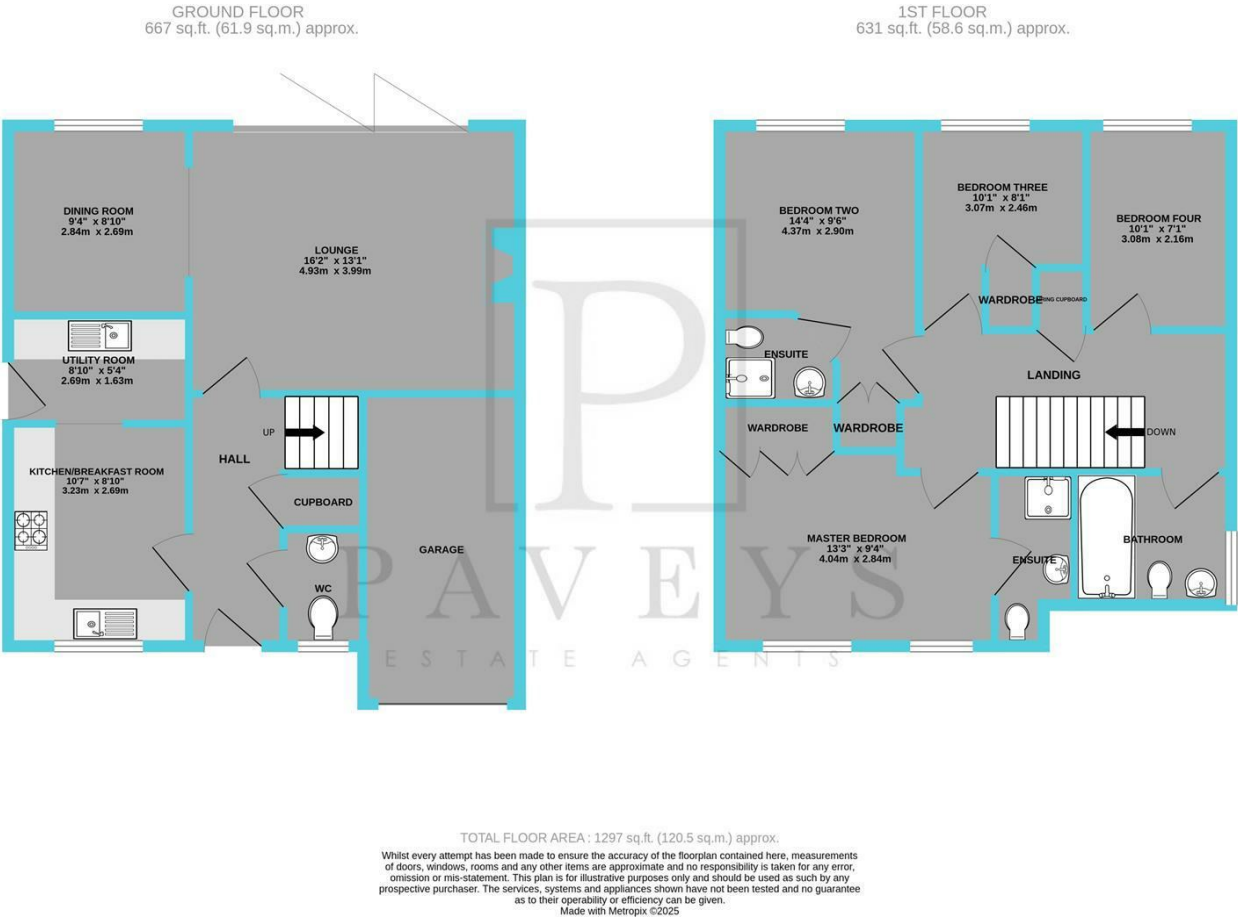
NO ONWARD CHAIN

New to the market is this SPACIOUS DETACHED FAMILY HOME with GARAGE & AMPLE OFF ROAD PARKING positioned in the village of Kirby Cross. The property is centrally located close to Kirby Cross railway station with services to Colchester, Chelmsford and Central London as well as local shops, popular fish & chip shop, Kirby Primary School and bus routes. Key features of this property include two reception rooms, kitchen breakfast room with attached utility, four bedrooms and two ensuite bathrooms. The property also benefits from new windows which were installed three years ago. The South West facing garden is laid to lawn. There is a large driveway to the front of the garage with ample off road parking. Call Paveys to arrange your appointment to view.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		
(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

Composite entrance door to front aspect, laminate flooring, coved ceiling, stair flight to First Floor, built in cupboard, radiator.

CLOAKROOM

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

LOUNGE 13'1 x 16'2 (3.99m x 4.93m)

Double glazed bi fold doors to rear garden, laminate flooring, coved ceiling, feature fireplace with surround and hearth, TV point, double doors to Dining Room, radiator.

DINING ROOM 9'4 x 8'10 (2.84m x 2.69m)

Double glazed window to rear, laminate flooring, coved ceiling, radiator.

KITCHEN BREAKFAST ROOM 10'7 x 8'10 (3.23m x 2.69m)

Over and under counter units, work tops, inset stainless steel sink and drainer with mixer tap. Built in double oven, electric hob with extractor over, space and plumbing for dishwasher. Double glazed window to front, laminate flooring, part tiled walls, open access to Utility Room, radiator.

UTILITY ROOM 5'3 x 8'10 (1.60m x 2.69m)

Fitted base units with work top over, inset stainless steel sink and drainer with mixer tap. Space and plumbing for washing machine, space for tumble dryer, wall mounted boiler (not tested by Agent). UPVC double glazed door to side, laminate flooring, part tiled walls, open access to Kitchen, radiator.

FIRST FLOOR

FIRST FLOOR LANDING

Spacious landing, double glazed window to side, fitted carpet, built in cupboard, loft hatch, radiator.

MASTER BEDROOM 10'7 x 12'5 (3.23m x 3.78m)

Two double glazed windows to front, fitted carpet, built in wardrobe, door to Ensuite Shower Room, radiator.

ENSUITE SHOWER ROOM

White suite comprising low level WC, pedestal wash hand basin and enclosed shower cubicle, part tiled walls, radiator.

BEDROOM TWO 16'6 x 9'6 (5.03m x 2.90m)

Double glazed window to rear, fitted carpet, built in wardrobe, door to Ensuite Shower Room, radiator.

ENSUITE SHOWER ROOM

White suite comprising low level WC, pedestal wash hand basin and enclosed shower cubicle, part tiled walls, radiator.

BEDROOM THREE 9'10 x 8'1 (3.00m x 2.46m)

Double glazed window to rear, fitted carpet, radiator.

BEDROOM FOUR 10' x 7'1 (3.05m x 2.16m)

Double glazed window to rear, fitted carpet, radiator.

BATHROOM

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

OUTSIDE FRONT

OUTSIDE REAR

Good size rear garden with retaining panel fencing, laid to lawn, two patio areas, gated access to front.

GARAGE 12'5 x 8'2 (3.78m x 2.49m)

Up and over door, power and light connected (not tested by Agent).

IMPORTANT INFORMATION

Council Tax Band: E
Tenure: Freehold
Energy Performance Certificate (EPC) rating: TBC
The property is connected to electric, gas, mains water and sewerage.

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.

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.