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PAVEYS
ESTATE AGENTS

6, Sycamore Way

Kirby Cross, CO13 0QW

Price £250,000 Freehold

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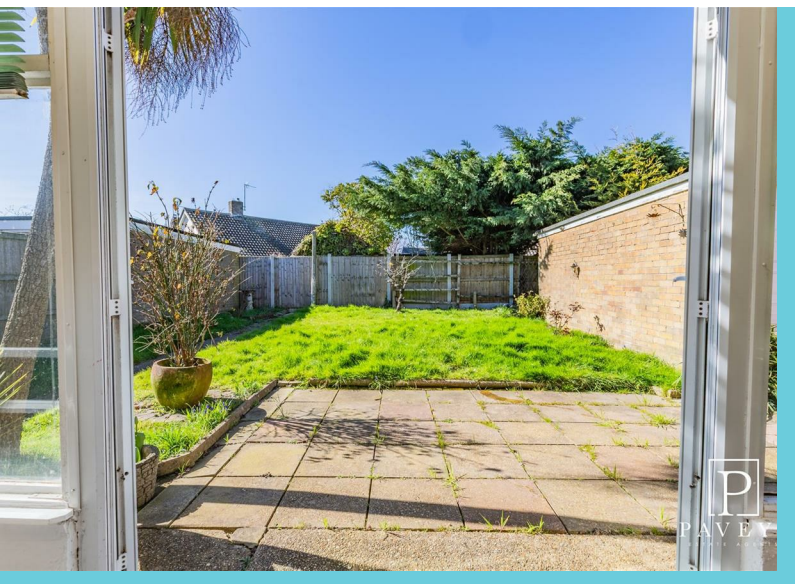
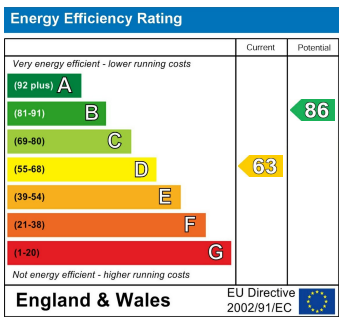
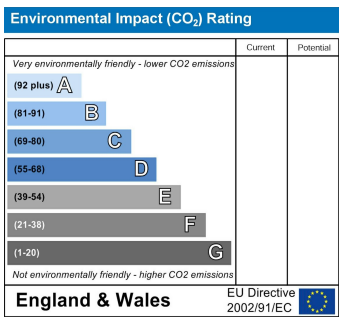
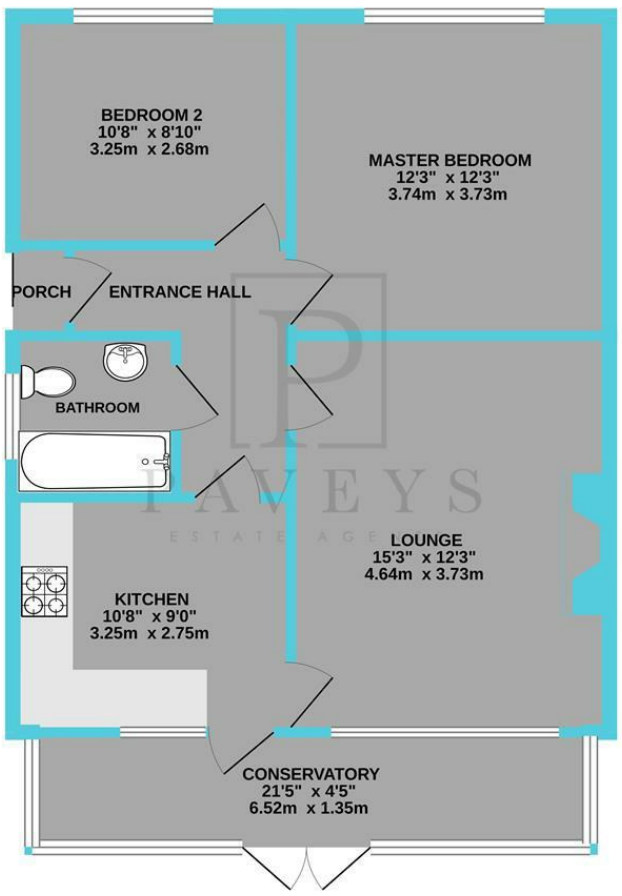
Nestled in the charming area of Sycamore Way, Kirby Cross, this delightful detached bungalow presents an excellent opportunity for those looking to create their dream home. With two well-proportioned bedrooms, this property offers ample space for comfortable living. The bungalow features a welcoming reception room, perfect for relaxation or entertaining guests. While the property requires some modernisation, it is a blank canvas that allows you to infuse your personal style and preferences. The absence of an onward chain simplifies the buying process, making it an attractive option buyers or those looking to downsize. Kirby Cross is a lovely location, providing a peaceful environment while still being conveniently close to local amenities and the beautiful Frinton-On-Sea. This bungalow is ideal for anyone seeking a tranquil lifestyle with the potential to enhance and personalise their living space.
Do not miss the chance to view this property and envision the possibilities it holds. Call Paveys to arrange your appointment to view.









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PORCH
Glazed entrance door and side panel, glazed internal door to Entrance Hall.

ENTRANCE HALL
Fitted carpet, coved ceiling, loft access, radiator.

LOUNGE 15'3 x 12'3 (4.65m x 3.73m)
Large glazed picture windows to rear to the Conservatory, glazed door to kitchen, fitted carpet, coved ceiling, fireplace, wall lights, TV point, radiators.

KITCHEN 10'8 x 9' (3.25m x 2.74m)
Over and under counter units, work tops, inset and sink and drainer. Built in oven, gas hob with extractor over, wall mounted boiler (not tested by Agent), spaces for white goods. Glazed door and window to rear to the Conservatory, vinyl flooring, coved ceiling, glazed door to Lounge.

CONSERVATORY 21'5 x 4'5 (6.53m x 1.35m)
Double glazed double doors to rear garden, glazed windows to rear and side aspects with views over the garden, poly carb roof, vinyl flooring.

MASTER BEDROOM 12'3 x 12'3 (3.73m x 3.73m)
Glazed window to front, fitted carpet, coved ceiling, wall lights, radiator.

BEDROOM TWO 10'8 x 8'10 (3.25m x 2.69m)
Glazed window to front, fitted carpet, coved ceiling, radiator.

BATHROOM
White suite comprising low level WC, pedestal wash hand basin and bath. Glazed window to side, vinyl flooring, fully tiled walls, radiator.

OUTSIDE FRONT
Pretty garden with retaining wall, hardstanding area for off road parking, double gates to rear leading to the Garage and rear garden.

OUTSIDE REAR
Un overlooked garden with paved patio area, the remainder is laid to lawn with retaining panel fencing, access to garage, hardstanding area to the front of the garage, double gates to front.

DETACHED GARAGE
Up and over door.

IMPORTANT INFORMATION
Council Tax Band: C
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 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.