

15, Wavring Avenue
 Kirby Cross, CO13 0TU

Price £395,000 Freehold

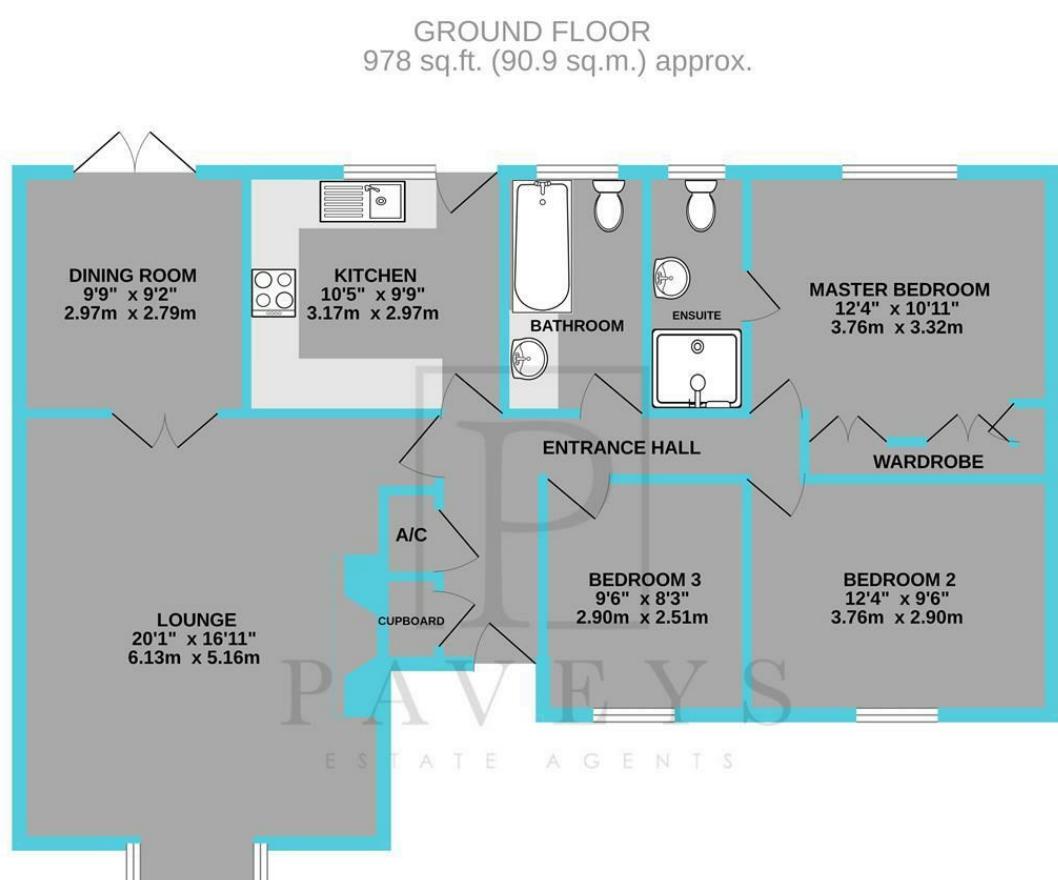
New to the market is this spacious DETACHED BUNGALOW with DOUBLE GARAGE and NO ONWARD CHAIN. The property is positioned on Wavring Avenue which is a quiet no through road on the sought after Frietuna Development. Key features include two reception rooms, a kitchen, three bedrooms, ensuite wet room and bathroom.

Some modernisation is required which enables any prospective purchaser to put their own stamp on things. Outside there are generous gardens to the front and rear along with a driveway leading to the double garage. The Frietuna Development is central to all amenities including local shops, primary and secondary schools, Frinton Community Association and the Homelands Free Church. An early viewing is advised in order to appreciate the location and potential of this property. We have keys!



| 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 | | |



TOTAL FLOOR AREA: 978 sq.ft. (90.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the measurements or dimensions, rooms and any 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

Double glazed hardwood entrance door and matching side panel to front aspect, fitted carpet, coved ceiling, built in storage cupboard, built in airing cupboard, loft access, radiator.

LOUNGE 20'1 x 16'11 (6.12m x 5.16m)

Double glazed box bay window to front, glazed double doors to Dining Room, fitted carpet, coved ceiling, fireplace with surround and hearth, TV point, radiators.

DINING ROOM 9'9 x 9'2 (2.97m x 2.79m)

Double glazed sliding patio doors to rear garden, fitted carpet, coved ceiling, radiator.

KITCHEN 10'5 x 9'9 (3.18m x 2.97m)

Over and under counter units, matching display cabinets, work tops, inset sink and drainer with mixer tap. Built in oven, gas hob with extractor over, space for under counter fridge, space and plumbing for washing machine, wall mounted Vaillant boiler (not tested by Agent). Double glazed window and door to rear garden, vinyl flooring, coved ceiling, tiled splash backs, radiator.

MASTER BEDROOM 12'4 x 10'11 (3.76m x 3.33m)

Double glazed window to rear overlooking the garden, fitted carpet, coved ceiling, range of fitted wardrobes, door to Ensuite Wet Room, radiator

ENSUITE WET ROOM

White suite comprising low level WC, vanity wash hand basin and wall mounted shower. Double glazed window to rear, non slip flooring, fully tiled walls, illuminated mirror, chrome heated towel rail.

BEDROOM TWO 12'4 x 9'6 (3.76m x 2.90m)

Double glazed window to front, fitted carpet, coved ceiling, radiator.

BEDROOM THREE 9'6 x 8'3 (2.90m x 2.51m)

Double glazed window to front, fitted carpet, coved ceiling, radiator.

BATHROOM

Spacious bathroom with white suite comprising low level WC, vanity wash hand basin with storage cupboards beneath and bath. Double glazed window to rear, vinyl flooring, coved ceiling, part tiled walls, radiator.

OUTSIDE FRONT

Generous open plan frontage, laid to lawn, shrubs and trees, hardstanding driveway leading to the garage, gated access to rear.

OUTSIDE REAR

A good size private garden, laid to lawn with established planting including trees and stocked beds with plants and shrubs. Paved patio area, timber shed, greenhouse, retaining panel fencing, exterior lighting, access to garage, panel fencing, gated access to front.

DETACHED DOUBLE GARAGE

Electric roller door, power and light connected (not tested by Agent), glazed window to side, glazed door with access to the rear garden, eaves storage, driveway to the front.

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.

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

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