



63, Frietuna Road
Kirby Cross, CO13 0QP

Guide price £295,000 Freehold

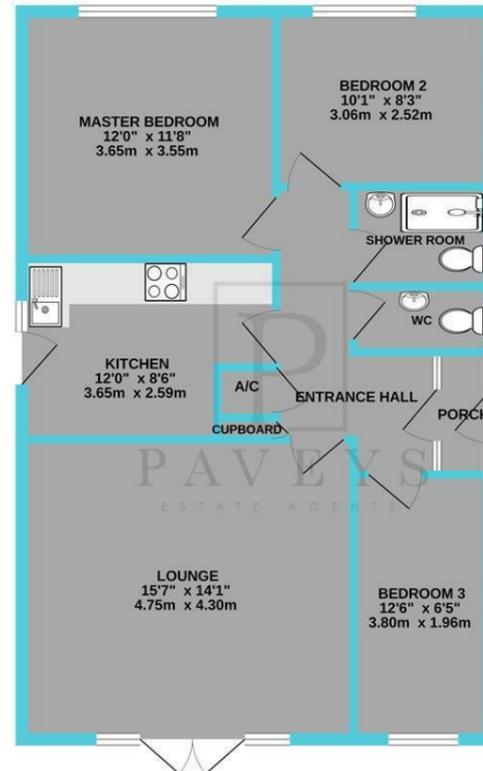


PAVEYS
ESTATE AGENTS

GUIDE PRICE £295,000-£305,000 NO ONWARD CHAIN! Positioned in a small cul-de-sac of just four properties on the Frietuna Development in Kirby Cross is this spacious detached bungalow set on a generous plot. The bungalow boasts a private garden, providing a serene outdoor space for relaxation or entertaining guests. Additionally, the property features a garage and ample parking, ensuring that you will never be short of space for your vehicles or visitors. One of the standout features of this home is that it comes with no onward chain, allowing for a smooth and straightforward purchasing process. This is particularly advantageous for those looking to move in quickly and start enjoying their new home without delay. The location in Kirby Cross is both tranquil and accessible, making it a desirable area for those who appreciate a quiet lifestyle while still being close to local amenities. The bungalow does require some updating and is a wonderful opportunity for anyone looking to settle in a peaceful community. Do not miss the chance to make this lovely property your new home. Call Paveys today!



GROUND FLOOR
755 sq.ft. (70.1 sq.m.) approx.



TOTAL FLOOR AREA: 755 sq.ft. (70.1 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 is given as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|--|--|
| Very energy efficient - lower running costs | Current | Potential | |
| (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 | | Energy Efficiency Rating | |
|---|-------------------------|--------------------------|--|
| Very environmentally friendly - lower CO ₂ emissions | Current | Potential | |
| (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 | | |

PORCH

Wooden glazed door and matching side panel, glazed internal door and matching side panels to Entrance Hall.

ENTRANCE HALL

Fitted carpet, built in airing cupboard housing hot water tank, built in cupboard, access to the loft area via a pull down ladder, lighting in the loft, storage heater.

LOUNGE 15'7" x 14'1" (4.75m x 4.29m)

Double glazed double doors and matching side panels leading to the rear garden, fitted carpet, coved ceiling, electric storage heaters.

KITCHEN 12' x 8'6" (3.66m x 2.59m)

Matching over and under counter units, work tops, inset sink and drainer. Double oven, space for fridge freezer, space and plumbing for washing machine. Double glazed glazed door and window to side, laminate flooring, part tiled walls, coved ceiling, night storage heater.

MASTER BEDROOM 12' x 11'8" (3.66m x 3.56m)

Double glazed window to rear with views over the garden, fitted carpet, coved ceiling, electric storage heater.

BEDROOM TWO 10'1" x 8'3" (3.07m x 2.51m)

Double glazed window to rear with views over the garden, fitted carpet, coved ceiling, electric storage heater.

BEDROOM THREE 12'6" x 6'5" (3.81m x 1.96m)

Double glazed window to front, fitted carpet, coved ceiling, electric storage heater.

SHOWER ROOM

Suite comprising low level WC, pedestal wash hand basin and enclosed shower cubicle. Double glazed window to side, fitted carpet, fully tiled walls.

CLOAKROOM

Suite comprising low level WC and wall mounted wash hand basin. Double glazed window to side, fitted carpet, coved ceiling, part tiled walls.

OUTSIDE FRONT

Generous hardstanding frontage to the front and side of the property providing ample off road parking to the front of the Garage, gated access to the rear garden.

OUTSIDE REAR

A very private and fully paved garden which extends to one side of the property, tree and shrub borders, gated access to front.

GARAGE

Up and over door, pitched and tiled roof, eaves storage, power and light connected (not tested by Agent).

IMPORTANT INFORMATION

Council Tax Band: D

Tenure: Freehold

Energy Performance Certificate (EPC) rating: F

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.