110 Connaught Avenue
Frinton-on-Sea
Essex
CO13 9PT

Tel: 01255879020

Email: sales@paveys.co.uk

Web: www.paveys.co.uk

PAVEYS
ESTATE AGENTS

1, Wheatsheaf

Kirby Cross, CO13 0FS

Guide price £290,000 Freehold

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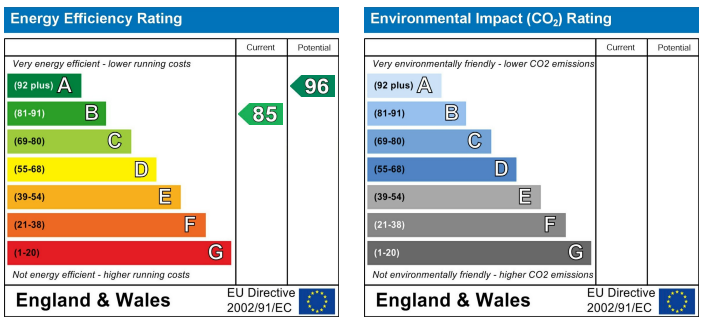
*** GUIDE PRICE £290,000-£300,000 *** A BEAUTIFULLY PRESENTED & WELL APPOINTED DETACHED FAMILY HOME located on the Finches Park Development in Kirby Cross. This modern property was built by Linden Homes in 2022 and sits adjacent to green open spaces and allocated parking spaces. Key features of this bright and sunny property include a lounge diner with dual aspect windows, cloakroom, modern shaker style kitchen diner with attached utility room. Upstairs is the master bedroom with en-suite shower room, two further bedrooms and bathroom. Finches Park is situated within close proximity to Kirby Recreation Park which offers various sporting clubs including youth football, bowls, tennis and cricket. There are several local shops including a pharmacy, Tescos Supermarket, barbers and fish & chip shop. There are excellent local bus links and mainline train services to Chelmsford and Central London. An internal viewing is advised in order to appreciate this property. Call Paveys to a arrange your appointment to view.



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ENTRANCE HALL
Composite entrance door, smooth ceiling, stair flight to first floor, Amtico flooring, door to Cloakroom, radiator.

CLOAKROOM
White suite comprising low level WC and pedestal wash hand basin, smooth ceiling, Amtico flooring, radiator.

LOUNGE 18'3 x 10'2 (5.56m x 3.10m)
Dual aspect double glazed windows to front and side aspects, smooth ceiling, fitted carpet, radiator.

KITCHEN/DINER 18'3 x 8'3 (5.56m x 2.51m)
Double glazed windows to front and side aspects, double glazed double doors to garden, smooth ceiling, radiator. Modern fitted kitchen, wood effect work tops and upstands, inset stainless steel sink and drainer with mixer tap, integrated oven, gas hob with extractor hood over, space and plumbing for dishwasher and fridge freezer, cupboard housing wall mounted combi boiler, Amtico flooring.

UTILITY ROOM 7'5 x 6'6 (2.26m x 1.98m)
Matching under counter units, wood effect work top surface, stainless steel sink and drainer, inset stainless steel sink and drainer, space and plumbing for washing machine, space for tumble dryer, Amtico flooring, radiator.

FIRST FLOOR LANDING
Smooth ceiling, loft access, fitted carpet, radiator.

MASTER BEDROOM 12' x 10'5 (3.66m x 3.18m)
Double glazed window to front, smooth ceiling, fitted carpet, door to EnSuite Shower Room, radiator.

ENSUITE SHOWER ROOM
Double glazed window to front, tiled flooring, smooth ceiling, modern white suite comprising of a low level WC, pedestal wash hand basin and enclosed shower cubicle, Amtico flooring, part tiled walls, radiator.

BEDROOM TWO 12'5 x 9'8 (3.78m x 2.95m)
Double glazed window to front, smooth ceiling, fitted carpet, radiator.

BEDROOM THREE 9'1 x 9'1 (2.77m x 2.77m)
Double glazed window to side smooth ceiling, fitted carpet, radiator.

BATHROOM
Double glazed window to side, tiled flooring, smooth ceiling, modern white suite comprising of low level WC, pedestal wash hand basin, bath with mixer taps and shower over, part tiled walls, Amtico flooring, extractor fan, radiator.

OUTSIDE FRONT
The property is situated on a corner plot, lawn and shrub areas, parking to the to the side of the property providing off street parking for two vehicles.

OUTSIDE REAR
A good sized private garden, enclosed by panel fencing, the lawn does require some attention and weather permitting will be re-turfed, paved patio area, timber shed, gated access to front.

IMPORTANT INFORMATION
Council Tax Band: C
Tenure: Freehold
Energy Performance Certificate (EPC) rating: B
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.

AGENTS NOTES
There is an annual maintenance fee paid on the site of £300 P/A