



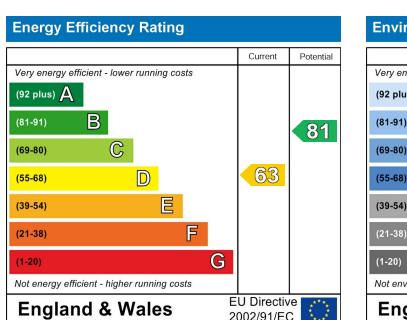
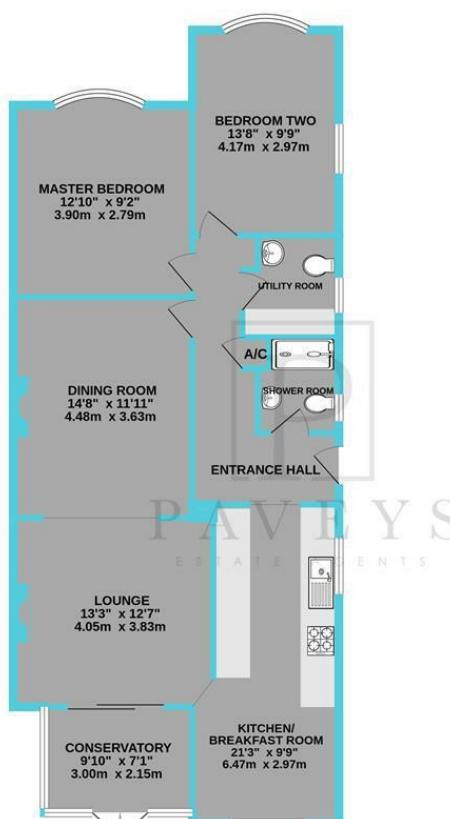
37, Walton Road
 Kirby-Le-Soken, CO13 0DG

Price £285,000 Freehold



PAVEYS
 ESTATE AGENTS

New to the market is this spacious SEMI DETACHED BUNGALOW with GENEROUS REAR GARDEN, AMPLE PARKING & GARAGE with NO ONWARD CHAIN. "Trevan" is a much loved home positioned in the heart of the village of Kirby-le-Soken on the outskirts of Frinton-on-Sea. Internally the property offers two spacious reception rooms, a conservatory, two double bedrooms, kitchen breakfast room, modern shower room and utility room. The rear garden is beautifully established with a summer house, greenhouse and pond. Stunning rural walks over the Backwaters, local pubs and the village store are close by. We have keys! Call Paveys to arrange your appointment to view.

GROUND FLOOR
1058 sq.ft. (98.3 sq.m.) approx.

TOTAL FLOOR AREA: 1058 sq.ft. (98.3 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 inaccuracy. The floorplan is for illustrative purposes only and is not to 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

UPVC double glazed door to side aspects, laminate flooring, coved ceiling, built in airing cupboard, radiator.

KITCHEN BREAKFAST ROOM 21'3 x 9'9 (6.48m x 2.97m)

Modern Shaker style over and under counter units, pull out larder, work tops, inset stainless steel sink and drainer with mixer tap. Built in Neff double oven, gas hob with extractor over, space for fridge freezer. Double glazed windows to rear and side aspects with views over the garden, Amtico flooring, coved ceiling, tiled splash backs, radiator.

LOUNGE 13'3 x 12'7 (4.04m x 3.84m)

Double glazed sliding patio doors to Conservatory, fitted carpet, coved ceiling, wall lights, feature fireplace with surround and hearth, TV point, open access to Dining Room, radiator.

CONSERVATORY 9'10 x 7'1 (3.00m x 2.16m)

Double glazed double doors to rear garden, double glazed windows to rear and side aspects, tiled flooring, poly carb roof, power and light.

DINING ROOM 14'8 x 11'11 (4.47m x 3.63m)

Fitted carpet, coved ceiling, feature fireplace with surround and hearth, open access to Lounge, radiator.

MASTER BEDROOM 12'10 x 9'2 (3.91m x 2.79m)

Double glazed bay window to front, fitted carpet, coved ceiling, extensive range of fitted wardrobes, radiator.

BEDROOM TWO 13'8 x 9'9 (4.17m x 2.97m)

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

UTILITY ROOM

White low level WC and vanity wash hand basin. Double glazed window to side, fitted base unit with work top over, LVT flooring, fully tiled walls, radiator.

CLOAKROOM/SHOWER ROOM

Modern suite comprising low level WC, wash hand basin and walk in shower with electric shower. Double glazed window to side, LVT flooring, extractor fan, fully tiled walls, chrome heated towel rail.

OUTSIDE FRONT

Extensive block paved driveway which extends to the side of the property providing ample off road parking, retaining panel fencing, access to garage, slate borders with planting, exterior lighting.

OUTSIDE REAR

A generous size private rear garden, paved and decked patio areas, raised flower and plant beds, established shrubs and trees, lawn area with pond, retaining panel fencing, summer house, shed, greenhouse, outside tap, outside lighting, courtesy door giving access to the garage.

GARAGE

Double doors to front, courtesy door to rear garden, power and light connected (not tested by Agent).

IMPORTANT INFORMATION

Council Tax Band: tbc

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.