

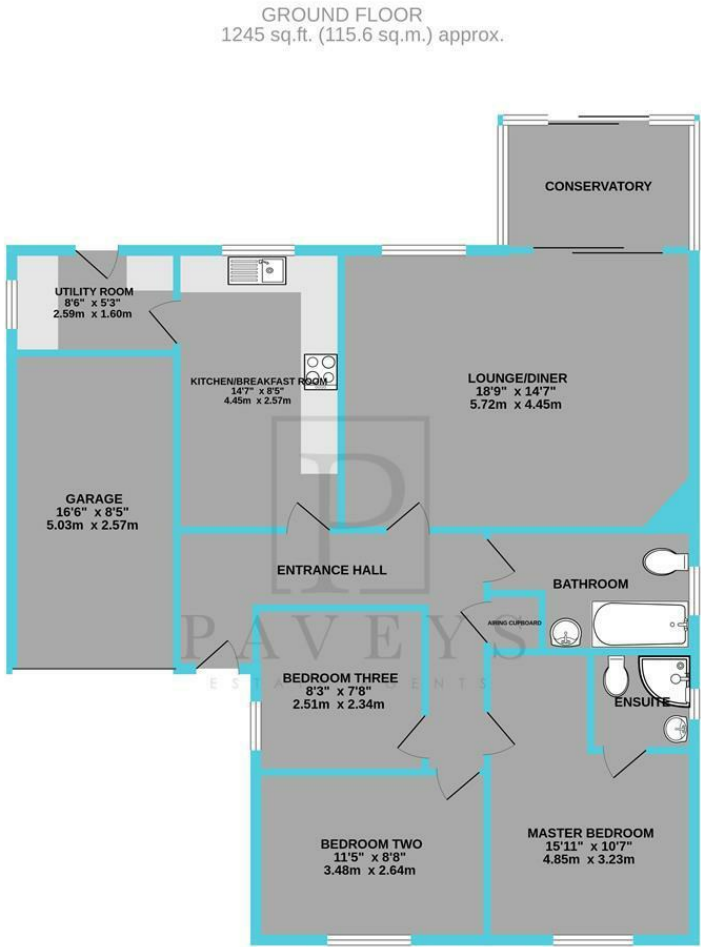


6, Brightside

Kirby Cross, CO13 0UB

Price £350,000 Freehold

Paveys have the pleasure in bringing to the market this THREE BEDROOM DETACHED BUNGALOW with DETACHED GARAGE & AMPLE OFF ROAD PARKING. This property has been fully refurbished and modernised by the present owner and is in excellent decorative order with a stylish and modern interior. Key features include a modern fitted kitchen with integrated appliances, lounge/diner, master bedroom with en-suite shower oom, two further bedrooms, modern bathroom suite and new central heating system. Outside is a private rear garden with SUMMER HOUSE/BAR OR HOME OFFICE, garage and ample off road parking. Brightside is a quiet cul-de-sac on the popular FRIETUNA DEVELOPMENT which is central to all amenities including shops, schools, transport links and the seafront at Frinton-on-Sea. An internal viewing is highly recommended. Call Paveys today to arrange a viewing.



| Energy Efficiency Rating                    |    |                         | Environmental Impact (CO <sub>2</sub> ) Rating                  |  |                         |
|---------------------------------------------|----|-------------------------|-----------------------------------------------------------------|--|-------------------------|
|                                             |    | Potential               |                                                                 |  | Potential               |
| Very energy efficient - lower running costs |    | 83                      | Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |
| (92 plus) A                                 |    |                         | (92 plus) A                                                     |  |                         |
| (81-91) B                                   |    |                         | (81-91) B                                                       |  |                         |
| (69-80) C                                   |    |                         | (69-80) C                                                       |  |                         |
| (55-68) D                                   |    |                         | (55-68) D                                                       |  |                         |
| (39-54) E                                   | 60 |                         | (39-54) E                                                       |  |                         |
| (21-38) F                                   |    |                         | (21-38) F                                                       |  |                         |
| (1-20) G                                    |    |                         | (1-20) G                                                        |  |                         |
| Not energy efficient - higher running costs |    |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |
| England & Wales                             |    | EU Directive 2002/91/EC | England & Wales                                                 |  | EU Directive 2002/91/EC |

TOTAL FLOOR AREA: 1245 sq.ft. (115.6 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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ENTRANCE HALL

Double glazed entrance door with full height double glazed side panel, coved ceiling, built in airing cupboard housing 'Ideal' Combi Boiler N/T, laminate flooring, radiator.

LOUNGE/DINER 18'9 x 14'7 (5.72m x 4.45m)

Double glazed window to rear, double glazed patio doors leading to conservatory, coved ceiling, fitted carpet, two radiators.

CONSERVATORY

Double glazed construction, lamiantie flooring, double glazed doors to rear.

KITCHEN BREAKFAST ROOM 14'7 x 8'5 (4.45m x 2.57m)

Double glazed window to rear, coved ceiling, machting over and under counter units, laminate work tops, laminate splash backs, built in oven, microwave, ceramic hob and fridge freezer, laminate flooring, radiator, door to

UTILITY ROOM 8'6 x 5'3 (2.59m x 1.60m)

Double glazed window to side, double glazed door to rear, matching over and under counter units, laminate work tops, laminate flooring, radiator.

MASTER BEDROOM 15'11 x 10'7 (4.85m x 3.23m)

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

EN-SUITE SHOWER ROOM

Double glazed window to side, modern white suite comprising of low level W/C, vanity wash hand basin, enclosed corner shower cubicle, laminate flooring, chrome heated towel rail.

BEDROOM TWO 11'5 x 8'8 (3.48m x 2.64m)

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

BEDROOM THREE 8'3 x 7'8 (2.51m x 2.34m)

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

BATHROOM

Double glazed window to side, modern white suite comprising of low level W/C, vanity wash hand basin, bath with mixer and shower attachment, laminate flooring, chrome heated towel rail.

OUTSIDE REAR

Enlosed rear grdaen, moslty laid to lawn, two indian slate patio areas, gated access to front.

SUMMER HOUSE/BAR OR HOME OFFICE 14'1 x 10'8 (4.29m x 3.25m)

Timber construction. power and light connected, fitted bar to remain.

OUTSIDE FRONT

Off street parking leading to garage, gated access to rear.

GARAGE 16'6 x 8'5 (5.03m x 2.57m )

Up and over door, window to side, power and light connected.

IMPORTANT INFORMATION

Council Tax Band: E

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.

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.

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.