



41, Peake Avenue  
Kirby Cross, CO13 0SQ

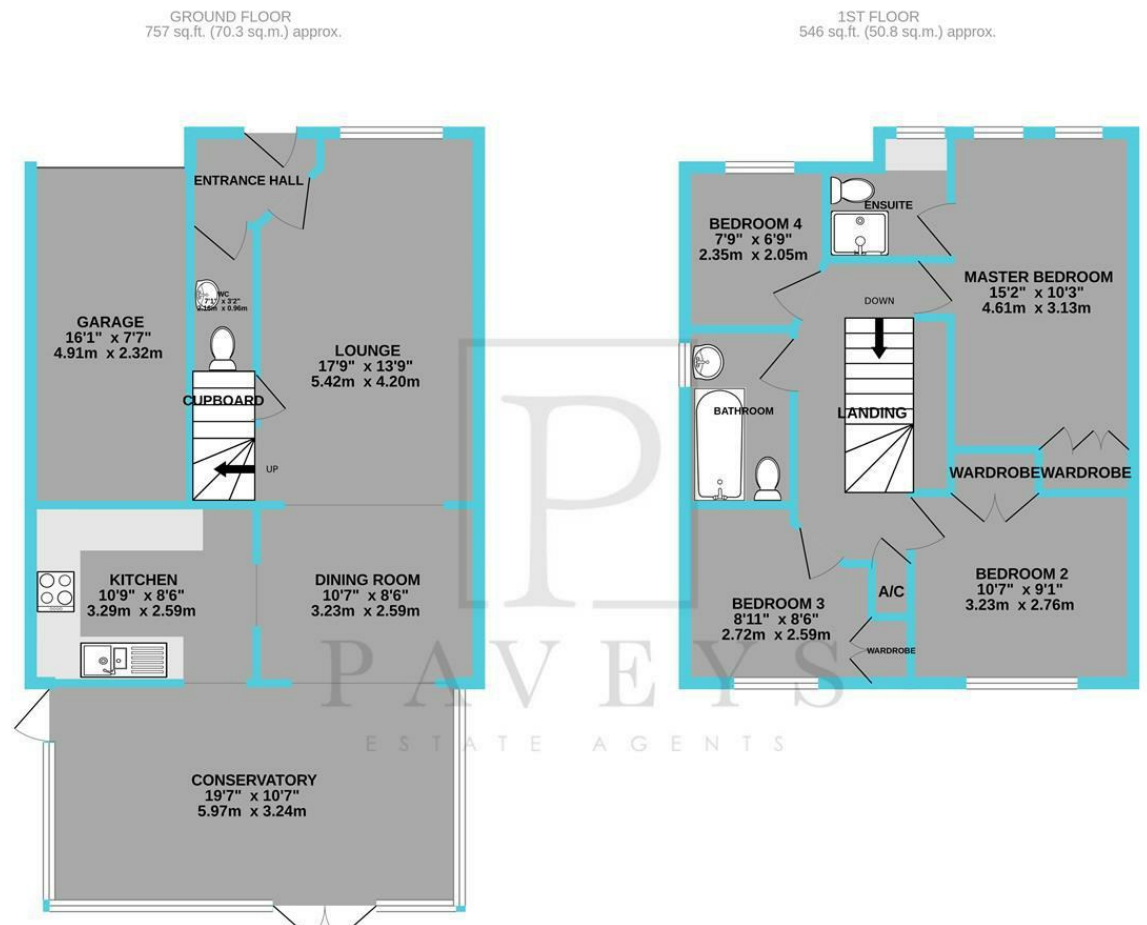
Price £315,000 Freehold



PAVEYS  
ESTATE AGENTS

**NO ONWARD CHAIN**

New to the market is this SPACIOUS DETACHED FAMILY HOME with GARAGE & DRIVEWAY located a stone's throw from Kirby Cross Railway Station with services to Colchester, Chelmsford and Central London. The property is to be sold with NO ONWARD CHAIN and benefits from two reception rooms, kitchen, 19ft plus conservatory, four bedrooms, ample storage, ensuite shower room and family bathroom. The secluded SOUTH FACING GARDEN is fully paved for low maintenance. Kirby Cross has several local shops, popular fish & chip shop, Kirby Primary School and bus routes. Call Paveys to arrange your appointment to view.



TOTAL FLOOR AREA: 1303 sq.ft. (121.1 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 as to their operability or efficiency can be given.  
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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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

**ENTRANCE HALL**

UPVC double glazed entrance door to front aspect, fitted carpet, door to Cloakroom, glazed door to Lounge, radiator.

**CLOAKROOM**

White low level WC and pedestal wash hand basin. Fitted carpet.

**LOUNGE 17'9 x 12'9 (5.41m x 3.89m)**

Double glazed window to front, fitted carpet, coved ceiling, stair flight to First Floor, under stairs storage cupboard, fireplace with surround and hearth, open access to Dining Area, radiators.

**DINING ROOM 10'7 x 8'6 (3.23m x 2.59m)**

Fitted carpet, coved ceiling, open access to Conservatory, open access to Kitchen, radiator.

**CONSERVATORY 19'7 x 10'7 (5.97m x 3.23m)**

Part brick construction, double glazed double doors to rear garden, double glazed window to side, double glazed windows to rear and side aspects with views over the garden, fitted carpet, power and light, open access to Kitchen, radiators

**KITCHEN 10'9 x 8'6 (3.28m x 2.59m)**

White front over and under counter units, work tops, inset sink and drainer with mixer tap. Built in AEG double oven, electric hob, space and plumbing for dishwasher, space for fridge freezer, space and plumbing for washing machine. Double glazed window to rear, laminate flooring, part tiled walls.

**FIRST FLOOR**

**FIRST FLOOR LANDING**

Fitted carpet, loft hatch, built in airing cupboard, radiator.

**MASTER BEDROOM 15'2 x 10'3 (4.62m x 3.12m)**

Double glazed windows to front, fitted carpet, built in wardrobe, door to Ensuite, radiators.

**ENSUITE SHOWER ROOM**

White suite comprising low level WC, vanity wash hand basin with cupboards beneath and enclosed shower cubicle. Double glazed window to front, fitted carpet, part tiled walls, radiator.

**BEDROOM TWO 10'7 x 9'1 (3.23m x 2.77m)**

Double glazed window to rear, fitted carpet, built in wardrobe, radiator.

**BEDROOM THREE 8'11 x 8'6 (2.72m x 2.59m)**

Double glazed window to rear, fitted carpet, built in wardrobe, radiator.

**BEDROOM FOUR 7'9 x 6'9 (2.36m x 2.06m)**

Double glazed window to front, fitted carpet, radiator.

**BATHROOM**

White suite comprising low level WC, pedestal wash hand basin and bath with shower over. Double glazed window to side, fitted carpet, part tiled walls, radiator.

**OUTSIDE REAR**

A secluded South facing garden, fully paved garden for low maintenance, retaining panel fencing, timber summer house, gated access to front.

**OUTSIDE FRONT**

Block paved driveway providing off street parking for vehicles, lawn area with shrub border, gated access to rear.

**GARAGE & DRIVEWAY**

Up and over door, power and light connected (not tested by Agent).

**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**

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.