

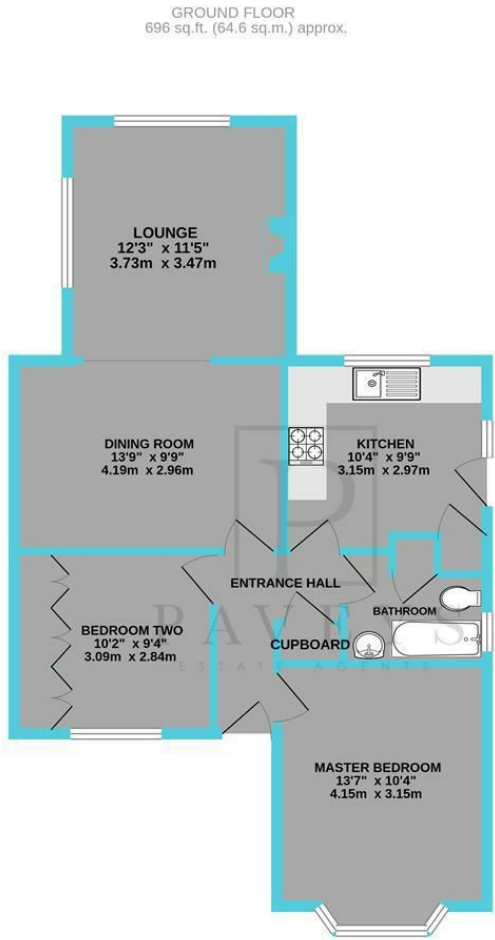


~~~~~GUIDE PRICE £260,000-£265,000~~~~~

New to the market is this BRIGHT & SUNNY SEMI DETACHED BUNGALOW positioned in the village of Kirby Cross and to be sold with NO ONWARD CHAIN. This EXTENDED CORNER PLOT property offers two reception rooms, kitchen, two double bedrooms with ample storage and bathroom. There are pretty and beautifully maintained gardens to the front and rear along with a detached garage with driveway. The property lies a short stroll from the popular Parkers Garden Centre with attached cafe. Kirby Cross offers many local amenities including a village shop, barbers, fish & chip shop and main line railway station. An internal viewing is highly recommended in order to appreciate the accommodation on offer. 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 |  |                         | 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                                   |  |                         | (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 |  |                         |
|                                             |  | 60                      |                                                                 |  | 71                      |
| England & Wales                             |  | EU Directive 2002/91/EC | England & Wales                                                 |  | EU Directive 2002/91/EC |



TOTAL FLOOR AREA: 696 sq.ft. (64.6 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 as to their operability or efficiency can be given.  
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ENTRANCE HALL

Hardwood entrance door to front aspect, fitted carpet, coved ceiling, loft access, radiator.

KITCHEN 10'4 x 9'9 (3.15m x 2.97m)

Range of white fronted over and under counter units, work tops, inset stainless steel sink and drainer. Built in oven with gas hob, extractor over, spaces for under counter white goods, built in cupboard housing wall mounted boiler (not tested by Agent). Double glazed window to rear overlooking the garden, carpet flooring, part tiled walls.

DINING ROOM 13'9 x 9'9 (4.19m x 2.97m)

Wooden glazed double doors to Lounge, fitted carpet, coved ceiling, wall lights, radiator.

LOUNGE 12'3 x 11'5 (3.73m x 3.48m)

Double glazed window to side overlooking the garden, fitted carpet, coved ceiling, ornate fireplace with surround and hearth, wall lights, radiator.

MASTER BEDROOM 13'7 x 10'4 (4.14m x 3.15m)

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

BEDROOM TWO 10'2 x 9'4 (3.10m x 2.84m)

Double glazed window to front, fitted carpet, coved ceiling, range of fitted furniture including wardrobes, dressing table and drawers, radiator.

BATHROOM

Suite comprising low level WC, wash hand basin and bath with mixer tap and shower attachment over. Double glazed window to side, exposed floor boards, part tiled walls, coved ceiling, extractor fan.

OUTSIDE FRONT

Generous corner plot garden, lawn areas bordered by established plants and shrubs, stone chip bed, gated access to rear garden, side driveway to the front of the detached garage.

OUTSIDE REAR

A beautifully maintained and very private garden presently divided into two sections. Gated access from the front of the property leads to a sunny court yard style area which paved for easy maintenance. The second half of the garden is beautifully maintained, laid to lawn with established flower and shrub bordered, gated access to the Garage.

DETACHED GARAGE

Up and over door, window to rear, courtesy door to side giving access to the garden, power and light connected (not tested by Agent), driveway to the front.

IMPORTANT INFORMATION

Council Tax Band: C  
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.