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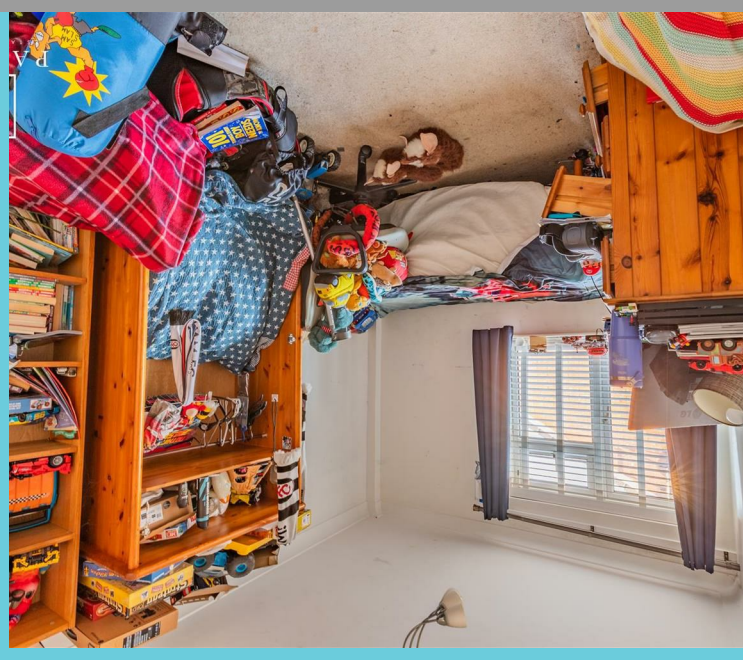
PAVEYS
ESTATE AGENTS



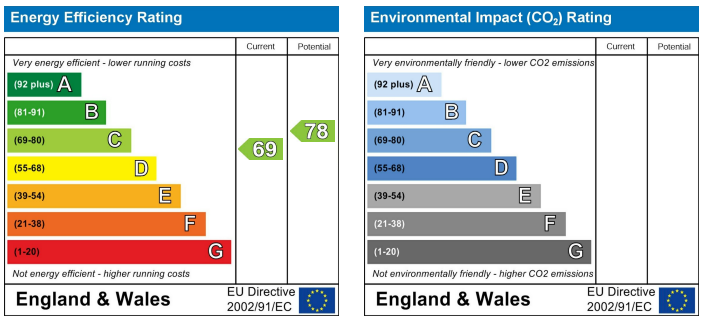
2, Sherborne Close

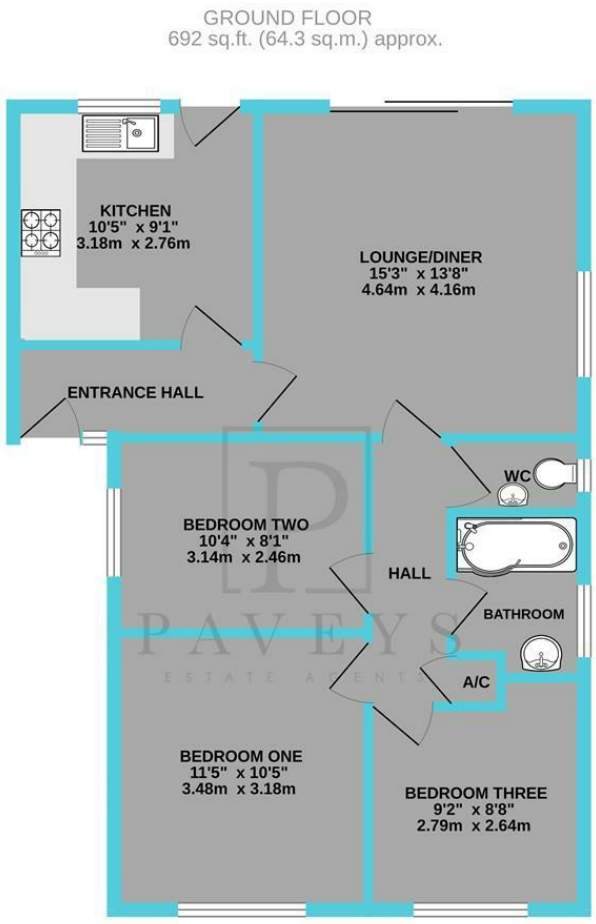
Kirby Cross, CO13 0TD

Price £250,000 Freehold

PAVEYS
ESTATE AGENTS

Positioned in a small cul-de-sac on the Frietuna Development is this DETACHED BUNGALOW with PRIVATE REAR GARDEN & NO ONWARD CHAIN! The property is in need of some considerable updating both inside and out and offers three well-proportioned bedrooms, a lounge diner, kitchen, bathroom and separate cloakroom. The private rear garden is a blank canvas which is an attractive option for any keen gardener. To the front of the property is a garage with driveway providing off road parking. Sherborne Close is a peaceful close positioned adjacent to green open spaces and lies within easy reach of both primary and secondary schools, local shops and Tescos Superstore. Call Paveys to book your appointment to view!!!!!!





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ENTRANCE HALL
UPVC double glazed door and side panel to front aspect, fitted carpet, coved ceiling, loft access, radiator.

KITCHEN 10'5 x 9'1 (3.18m x 2.77m)
Over and under counter units, work tops, inset sink and drainer. Built in cooker, hob and extractor hood. Space for fridge freezer, spaces and plumbing for washing machine and dishwasher. Double glazed window and door to rear garden, part tiled walls, spot lights.

LOUNGE DINER 15'3 x 13'8 (4.65m x 4.17m)
Double glazed sliding patio doors to rear garden, double glazed window to side, fitted carpet, coved ceiling, radiator.

INNER HALL
Fitted carpet, coved ceiling, built in airing cupboard, radiator.

BEDROOM ONE 11'5 x 10'5 (3.48m x 3.18m)
Double glazed window to front, fitted carpet, coved ceiling, radiator.

BEDROOM TWO 10'4 x 8'1 (3.15m x 2.46m)
Double glazed window to side, fitted carpet, coved ceiling, radiator.

BEDROOM THREE 9'2 x 8'8 (2.79m x 2.64m)
Double glazed window to front, fitted carpet, coved ceiling, radiator.

BATHROOM
Suite comprising pedestal wash hand basin and P shaped bath with shower and screen over. Double glazed window to side, tiled flooring, fully tiled walls, radiator.

CLOAKROOM
Suite comprising low level WC and wall mounted wash hand basin. Double glazed window to side, tiled flooring, part tiled walls, radiator.

OUTSIDE FRONT
Small gravel frontage, hardstanding driveway leading to the garage providing off road parking, shrub borders, gated access to rear garden.

OUTSIDE REAR
Private rear garden with retaining panel fencing, lawn area and patio, gated access to front.

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

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