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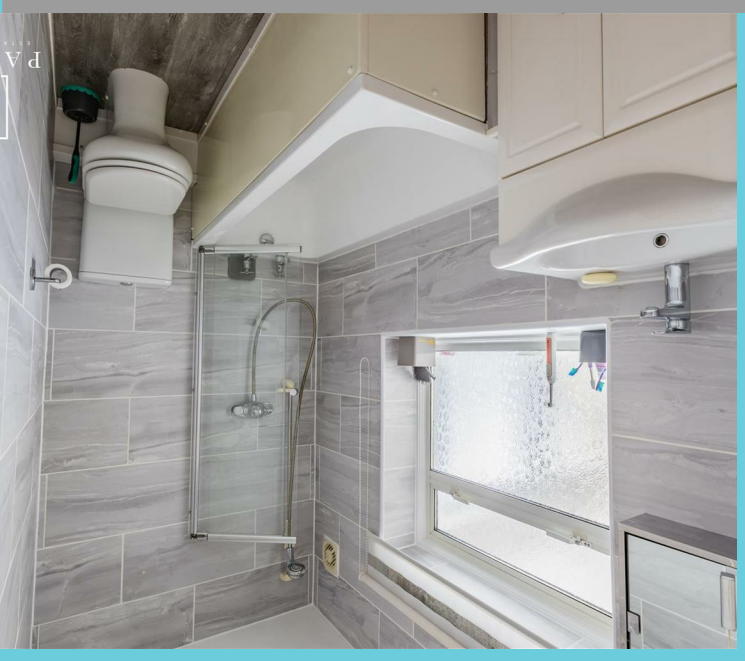

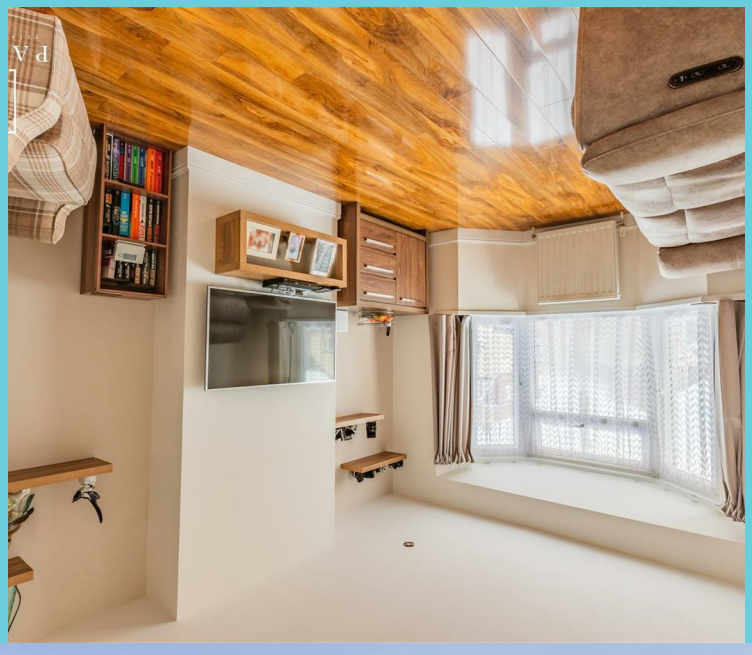

Bergholt, Chestnut Avenue

Kirby Cross, CO13 0LA

Price £279,995 Freehold

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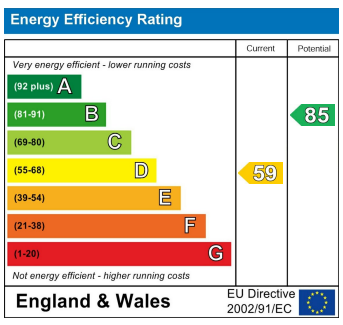
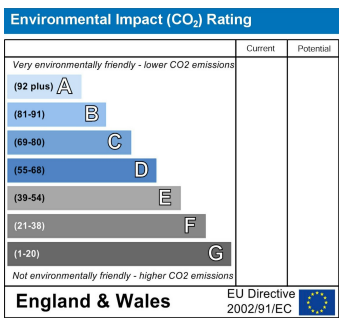
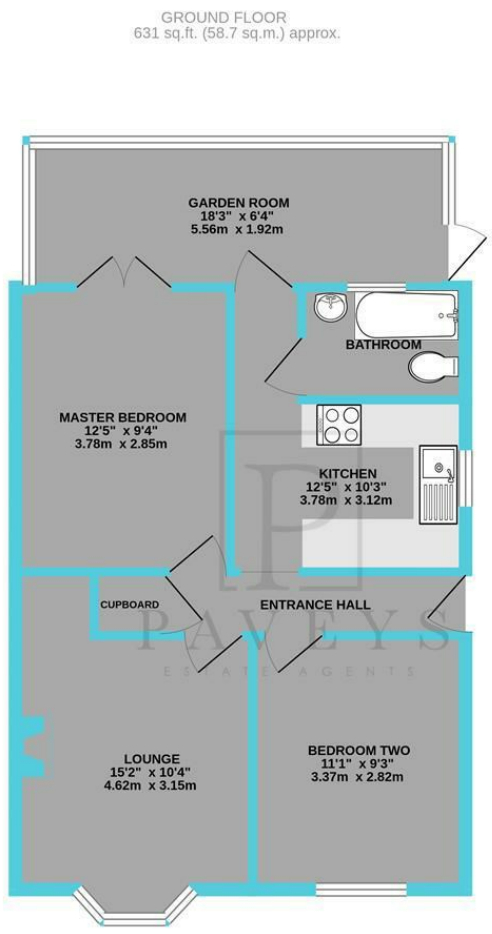
"Bergholt" is an immaculate semi-detached bungalow on Chestnut Avenue offers a delightful retreat for those seeking comfort and tranquillity. The property boasts two spacious double bedrooms, providing ample space for relaxation and rest. One of the standout features of this home is the large landscaped rear garden, which presents a perfect setting for outdoor enjoyment, whether it be for gardening enthusiasts or those who simply wish to bask in the sun. Additionally, the 18ft garden room serves as a versatile space, ideal for entertaining guests, a home office, or snug. Situated on a private lane, this bungalow ensures a sense of privacy and serenity, making it an ideal choice for families or retirees alike. The property also benefits from convenient parking, adding to the ease of living in this lovely village which benefits from several local shops, a primary school, pharmacy, barbers and rail station with services to Central London. With its immaculate presentation and thoughtful layout, this bungalow is a wonderful opportunity for anyone looking to settle in the picturesque surroundings of Frinton-On-Sea. Do not miss the chance to make this delightful property your new home. Call Paveys today.







TOTAL FLOOR AREA : 631 sq.ft. (58.7 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
Composite entrance door, laminate flooring, coved ceiling, loft access, built in cupboard, radiator.

LOUNGE 15'2 x 10'4 (4.62m x 3.15m)
Double glazed bay window to front, laminate flooring, spot light, radiator.

KITCHEN 12'5 x 10'3 (3.78m x 3.12m)
Modern over and under counter units, work tops, inset stainless steel sink and drainer with mixer tap. Built in Hotpoint oven, Neff gas hob, space and plumbing for washing machine, space for fridge freezer, cupboard housing wall mounted Baxi boiler (not tested by Agent). Double glazed window to side, LVT flooring, part tiled walls.

GARDEN ROOM 18'3 x 6'4 (5.56m x 1.93m)
Double glazed double door to rear garden, double glazed windows to rear and side aspects with views over the garden, tiled flooring, power and light.

MASTER BEDROOM 12'5 x 9'4 (3.78m x 2.84m)
Double glazed double doors to Conservatory, fitted carpet, coved ceiling, spot lights, built in cupboard, radiator.

BEDROOM TWO 11'1 x 9'3 (3.38m x 2.82m)
Double glazed window to front, fitted carpet, coved ceiling, radiator.

BATHROOM
Modern white suite comprising low level WC, vanity wash hand basin and bath with shower and screen over. Double glazed window to rear, LVT flooring, fully tiled walls, extractor fan, radiator.

OUTSIDE FRONT
Gated gravel driveway providing off road parking, paved pathway to rear, gated access to rear garden.

OUTSIDE REAR
A large, attractive landscaped garden with generous patio area, lawn area retained by panel fencing and conifers, timber shed. At the end of the garden is a raised decking area and large timber shed providing ample storage, outside tap, gated access to front.

IMPORTANT INFORMATION
Council Tax Band: B
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.