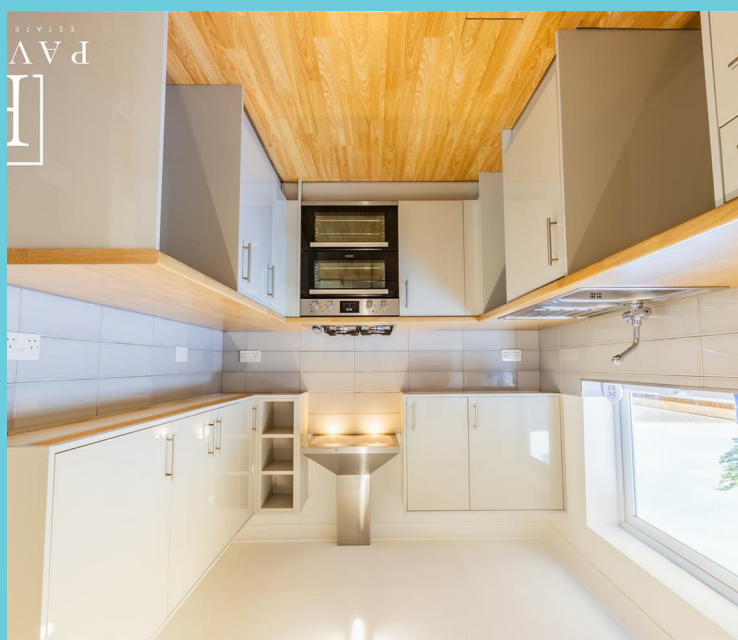
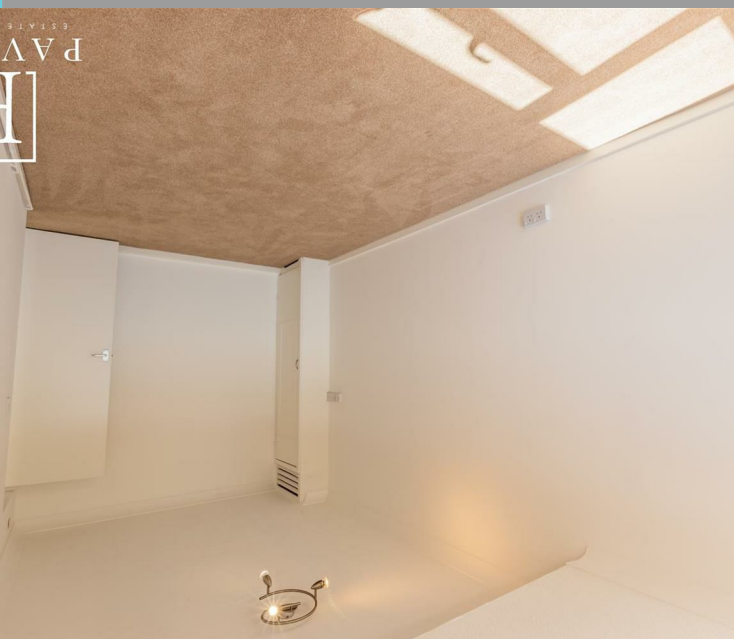


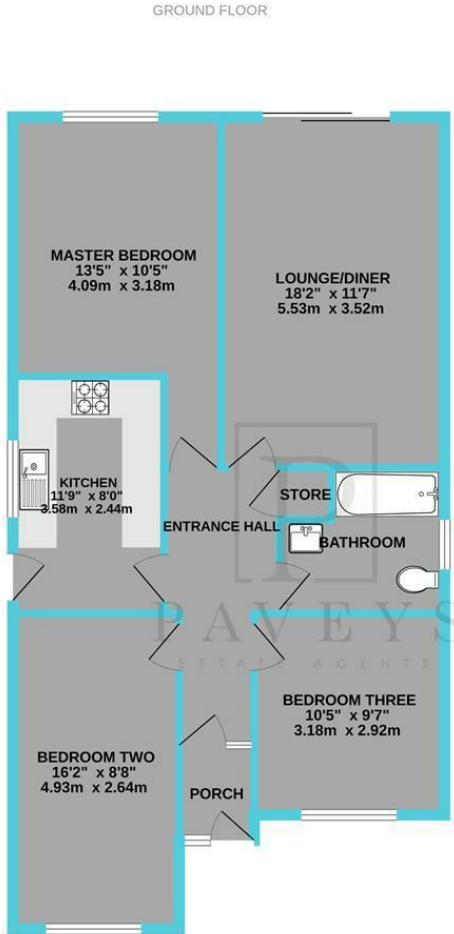
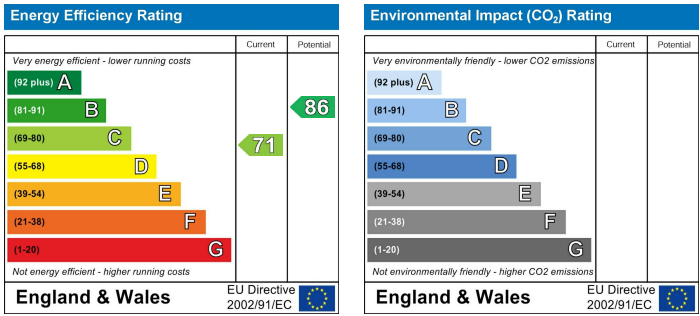


91, Laburnum Crescent
Kirby Cross, CO13 0RH

Price £285,000 Freehold

NO ONWARD CHAIN

Positioned within a popular residential area close to all amenities is this EXTENDED THREE BEDROOM SEMI DETACHED BUNGALOW with DRIVEWAY & NO ONWARD CHAIN. Key features include a lounge diner with patio doors to the garden, modern kitchen, three bedrooms, private rear garden, front garden and driveway. Positioned in the sought after Kirby Cross, Laburnum Crescent is perfectly located within easy reach of the new Tesco Store, popular fish & chip shop, launderette, bus links, primary school and Kirby Cross Train Station which offers services to Chelmsford and Central London. The pretty seafront and Blue Flag Beach at Frinton-on-Sea is approximately 0.8 miles away. Call Paveys to arrange your appointment to view.



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 PORCH

UPVC double glazed entrance door and side panel to front aspect, glazed door to Entrance Hall, tiled flooring.

ENTRANCE HALL

Fitted carpet, storage cupboard housing wall mounted Combi Boiler (installed February 2023/not tested by Agent), loft hatch.

LOUNGE DINER 18'2 x 11'7 (5.54m x 3.53m)

Double glazed sliding patio doors to rear garden, fitted carpet, coved ceiling, wall lights, TV point, radiator.

KITCHEN 11'9 x 8' (3.58m x 2.44m)

Modern high gloss over and under counter units, matching display cabinet, roll edge work tops, inset stainless steel sink and drainer with mixer tap. Integrated Zanussi double oven, gas hob with extractor hood over, spaces for under counter white goods. Double glazed window to side, double glazed door to side, laminate flooring, coved ceiling, tiled splash backs, radiator.

BEDROOM ONE 13'5 x 10'5 (4.09m x 3.18m)

Double glazed window to rear overlooking the garden, fitted carpet, coved ceiling, radiator.

BEDROOM TWO 16'2 x 8'8 (4.93m x 2.64m)

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

BEDROOM THREE 10'5 x 9'7 (3.18m x 2.92m)

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

BATHROOM

Three piece white suite comprising low level WC, vanity wash hand basin and bath with electric shower over. Double glazed window to side, vinyl flooring, part tiled walls, extractor fan, radiator.

OUTSIDE FRONT

Generous lawn area with flower and shrub borders and bed, driveway providing off road parking for two vehicles, gated access to rear garden.

OUTSIDE REAR

A very private un overlooked garden, laid to lawn with patio area, retaining panel fencing, gated access to front.

AGENTS NOTES

PLEASE NOTE:

The property has the benefit of a Combination Boiler installed in February 2023.

To respect the privacy of the current tenants, previous photographs are shown for guidance purposes only. Prospective purchasers are advised to arrange a viewing to satisfy themselves as to the property's condition, layout, and features.

IMPORTANT INFORMATION

Council Tax Band: C

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 £48 (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 our 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.