



5, Chapelfields

Kirby Cross, CO13 0RD

Price £325,000 Freehold



PAVEYS  
ESTATE AGENTS

Paveys are delighted to offer for this this EXTENDED DETACHED FAMILY HOME with GREAT SIZED GARDEN and NO ONWARD CHAIN. This great size family home is positioned within a short distance of the Frinton Gates and within easy reach of Connaught Avenue and the beach. The property is in need of some updating with affords the purchaser a chance to put their own stamp on things. It benefits from a good sized lounge, separate dining room, kitchen, three bedrooms, all with fitted bedroom furniture, and shower room. The garage has been converted by the owners to create an 8x8 storage area with integral door to the Dining Room. There is driveway for off road parking. Chapelfields is centrally located within easy reach of all shops and amenities and falls within catchment for Frinton Primary School and Tendring Technology College. Call Paveys to arrange your appointment to view.



Energy Efficiency Rating		Current	Potential
(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		



TOTAL FLOOR AREA: 1085 sq.ft. (98.8 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 is given as to their operability or efficiency can be given.  
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### PORCH

UPVC double glazed entrance door to front aspects, double glazed windows to front and side aspects, fitted carpet.

### ENTRANCE HALL

Internal wooden glazed entrance door and matching side panel to Entrance Hall, fitted carpet, coved ceiling, stair flight to First Floor, door to Cloakroom, under stairs storage cupboard, radiator.

### CLOAKROOM

White low level WC and wash hand basin. Double glazed window to side, vinyl flooring, part tiled walls.

### KITCHEN 9'6 x 9' (2.90m x 2.74m)

Over and under counter units, work tops, inset sink and drainer with mixer tap. Zanussi double oven and hob with extractor over, space and plumbing for washing machine, space for under counter fridge. Double glazed window to rear overlooking the garden, double glazed door to side, vinyl flooring, part tiled walls.

### LOUNGE 21'2 x 12'2 (6.45m x 3.71m)

Double glazed window to front, double glazed double doors to rear garden, fitted carpet, coved ceiling, fireplace with surround and hearth, door to Dining Room, TV point, radiators.

### DINING ROOM 11'8 x 8'3 (3.56m x 2.51m)

Double glazed door and window to rear garden, fitted carpet, coved ceiling, integral door to Garage, radiator.

### FIRST FLOOR

#### FIRST FLOOR LANDING

Double glazed window to side, fitted carpet, built in airing cupboard, radiator.

### MASTER BEDROOM 12'8 x 12'2 (3.86m x 3.71m)

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

### BEDROOM TWO 10'2 x 8'7 (3.10m x 2.62m)

Double glazed window to rear, fitted carpet, range of fitted bedroom furniture including wardrobes and over bed storage, radiator.

### BEDROOM THREE 9'6 x 8'7 (2.90m x 2.62m)

Double glazed window to front, fitted carpet, range of fitted bedroom furniture including wardrobes and storage cupboards, radiator.

### SHOWER ROOM 8'7 x 5'6 (2.62m x 1.68m)

White suite comprising low level WC, vanity wash hand basin and large walk in shower with sliding doors. Double glazed window to rear, tiled flooring, fully tiled walls, coved ceiling, spot lights, radiator.

### OUTSIDE FRONT

Lawn area to the front with shrub and flower boarders, hardstanding driveway to the front of the garage, gated access to rear garden.

### OUTSIDE REAR

Great sized garden predominately laid to lawn, retaining panel fencing, flower, shrub and plant borders and beds, access, outside tap, gated access to front.

### GARAGE STORAGE 8'6 x 8'3 (2.59m x 2.51m)

Up and over door, power and light connected (not tested by Agent), integral door to Dining Room.

### IMPORTANT INFORMATION

Council Tax Band: D

Tenure: Freehold

Energy Performance Certificate (EPC) rating: TBC

The property is connected to electric, gas, mains water and sewerage.

### 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.

### 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.

### 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.