



6, Oxborrow Close  
Kirby Cross, CO13 0SN

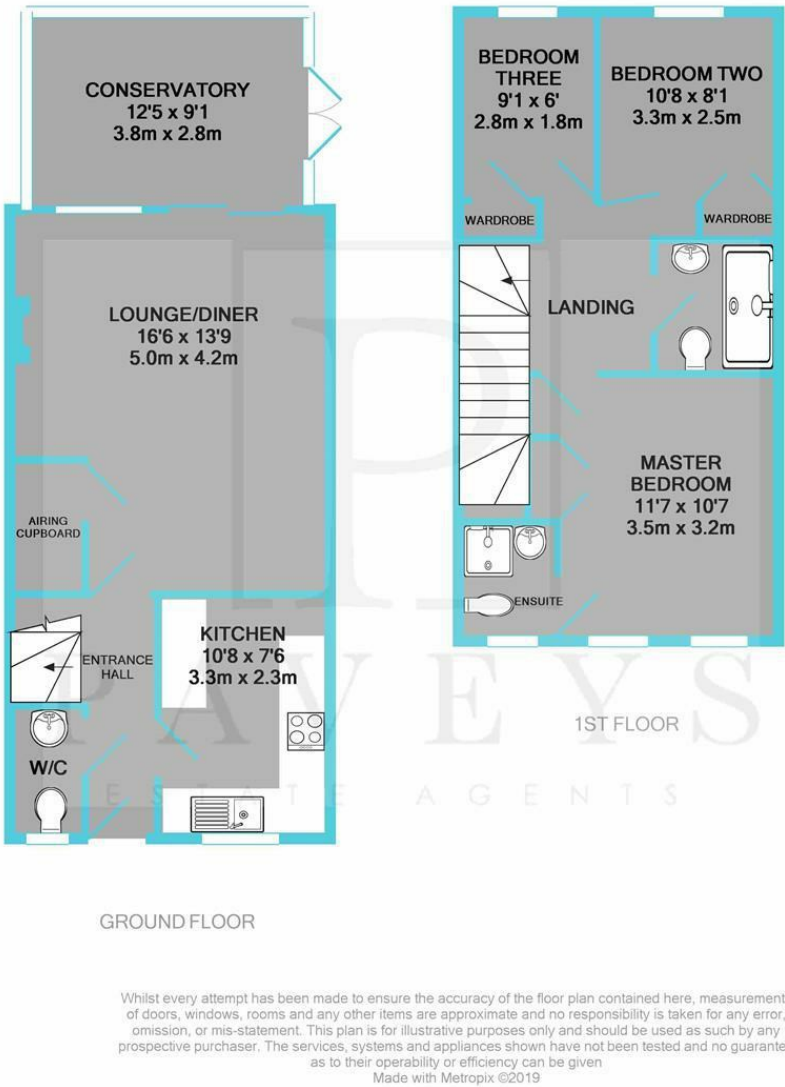
Price £250,000 Freehold



New to the market is this THREE BEDROOM END OF TERRACE HOUSE in a popular residential location within walking distance to Kirby Cross Rail Station with services to Central London and a three minute train journey to the station and beach at Frinton-on-Sea. The property would make an ideal FIRST TIME PURCHASE or BUY TO LET and will be sold with NO ONWARD CHAIN. It benefits from a lounge, conservatory, kitchen, cloakroom, master bedroom with en-suite shower room, two further bedrooms and family shower room. To the front of the property is the garage with off road parking to the front and to the rear and good size garden. Oxborrow Close is approximately 1.9 miles from the beach and shops at Frinton-on-Sea and is conveniently positioned close to local primary and secondary schools. Call Paveys today arrange a viewing.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	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		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



**ENTRANCE HALL**  
UPVC double glazed entrance door with two inset glazed windows to front aspect, laminate flooring, textured ceiling, stair flight to First Floor, radiator.

**CLOAKROOM**  
White suite comprising low level WC and pedestal wash hand basin. Obscured double glazed window to front, vinyl flooring, textured ceiling, radiator.

**KITCHEN 10'8 x 7'6 (3.25m x 2.29m)**  
Matching over and under counter units, roll edge work surfaces inset single bowl sink and drainer. Built in oven and gas hob with extractor over, space and plumbing for washing machine, space for fridge/freezer. Double glazed window to rear overlooking the garden, vinyl flooring, tiled splash backs.

**LOUNGE 16'6 x 13'9 (5.03m x 4.19m)**  
Double glazed patio doors to Conservatory, window to rear, laminate flooring, textured ceiling, feature fireplace with surround and hearth with electric fire (not tested), large under stairs storage cupboard, two radiators.

**CONSERVATORY 12'5 x 9'1 (3.78m x 2.77m)**  
Brick base construction, double glazed door to garden, double glazed windows to rear and side aspects, polycarb roof, laminate flooring, radiator.

**LANDING**  
Fitted carpet, textured ceiling, loft access.

**MASTER BEDROOM 10'7 narrowing to 8'6 x 11'7 (3.23m narrowing to 2.59m x 3.53m)**  
Double glazed window to front, fitted carpet, textured ceiling, built in double wardrobe, door to En-Suite, radiator.

**EN-SUITE SHOWER ROOM**  
White suite comprising low level WC, pedestal wash hand basin and enclosed shower cubicle. Double glazed window to front, vinyl flooring, textured ceiling, tiled splash backs, radiator.

**BEDROOM TWO 10'8 x 8'1 (3.25m x 2.46m)**  
Double glazed window to rear, fitted carpet, textured ceiling, built in double wardrobe, radiator.

**BEDROOM THREE 9'1 x 6' (2.77m x 1.83m)**  
Double glazed window to rear, fitted carpet, textured ceiling, built in cupboard, radiator.

**SHOWER ROOM 7'5 x 5'6 (2.26m x 1.68m)**  
White suite comprising low level WC, pedestal wash hand basin and double shower with shower rainwater head. Double glazed window to side, vinyl flooring, part tiled walls, radiator.

**OUTSIDE FRONT**  
Small lawn area with retaining hedge, gated access to rear.

**OUTSIDE REAR**  
Good sized garden, laid to lawn with mature shrub and plant borders, timber shed, gated access to front.

**GARAGE (IN BLOCK)**  
Located in a block opposite the property with off road parking to the front.

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