



5, Woburn Avenue
Kirby Cross, CO13 0PX

Price £299,995 Freehold

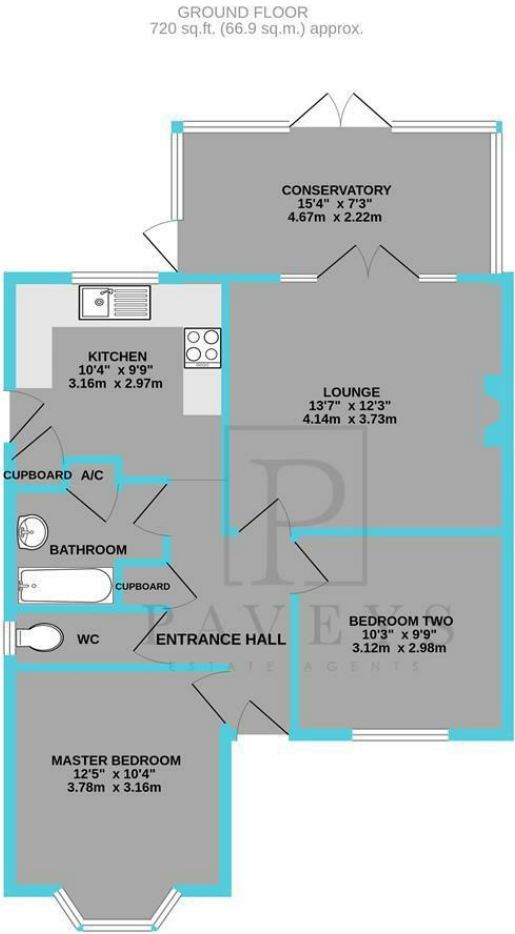
NEW TO THE MARKET!

Paveys have the pleasure in offering for sale this SEMI DETACHED BUNGALOW with GLORIOUS REAR GARDEN located in the village of Kirby Cross. This lovely property is well maintained both inside and out and is well presented. Key features include a good size lounge with double doors to the Conservatory with views over the garden, fully fitted kitchen, two double bedrooms, bathroom and separate cloakroom. The immaculate front garden is laid to lawn with a side driveway providing ample off road parking. There is further hardstanding to the front of the detached garage. The rear garden is laid to lawn and stocked with numerous trees and a vast array of planting along with a shed and a greenhouse. The property lies within easy reach of the popular Parkers Garden Centre with its attached coffee shop & restaurant. Kirby Cross is a small town on the outskirts of Frinton-on-Sea and has a selection of local shops and services, primary school and transport links including rail station and bus routes. Call Paveys to arrange your appointment to view.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 720 sq.ft. (66.9 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

UPVC double glazed entrance door to front aspect,

LOUNGE 13'7 x 12'3 (4.14m x 3.73m)

UPVC double glazed doors and windows to rear leading to Conservatory, fitted carpet, coved ceiling, feature fireplace with surround and hearth, TV points, radiator.

CONSERVATORY 15'4 x 7'3 (4.67m x 2.21m)

Part brick construction, double glazed double doors to rear, double glazed door to side, double glazed windows to rear and side aspect with views over the garden, double glazed glass roof, fitted carpet, power and light.

KITCHEN 10'4 x 9'9 (3.15m x 2.97m)

Over and under counter units, work tops, inset stainless steel sink and drainer with mixer tap. Built in double oven, space and plumbing for washing machine, space for fridge freezer, space for under counter freezer. Double glazed window to rear overlooking the garden, UPVC double glazed door to side, vinyl flooring, tiled splash back, radiator.

MASTER BEDROOM 12'5 x 10'4 (3.78m x 3.15m)

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

BEDROOM TWO 10'3 x 9'9 (3.12m x 2.97m)

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

BATHROOM

White suite comprising pedestal wash hand basin and bath with shower attachment over. Double glazed window to side, tiled flooring, part tiled walls, cupboard housing Worcester Combination Boiler (not tested by Agent), chrome heated towel rail.

CLOAKROOM

Double glazed window to side, white low level WC, laminate flooring, part tiled walls, chrome heated towel rail.

OUTSIDE FRONT

Pretty lawned garden with retaining wall, plants and shrubs, pathway to entrance, side driveway providing ample off road parking, gated access to rear leading to further parking and the detached garage.

OUTSIDE REAR

A superb and wonderfully established garden, extensive lawn area bordered by a vast arrange of flowers, shrubs and numerous trees, paved patio areas, covered seating area with views over the garden, feature pond, greenhouse, timber shed, access to garage, large retaining hedgerows at the end of the garden, outside tap, gated access to front.

GARAGE 16'1 x 8'2 (4.90m x 2.49m)

Up and over door, power and light connected (not tested by Agent), double glazed courtesy door to side, double glazed window to rear.

IMPORTANT INFORMATION

Council Tax Band: C

Tenure: Freehold

Energy Performance Certificate (EPC) rating: TBC

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 will require all potential purchasers to provide photographic identification, alongside proof of residence when entering into negotiations regarding one of our properties. This is in order for Paveys Estate Agents to comply with current Legislation.

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.