



48, Bemerton Gardens

Kirby Cross, CO13 0QE

Offers in excess of £270,000 Freehold



PAVEYS
 ESTATE AGENTS

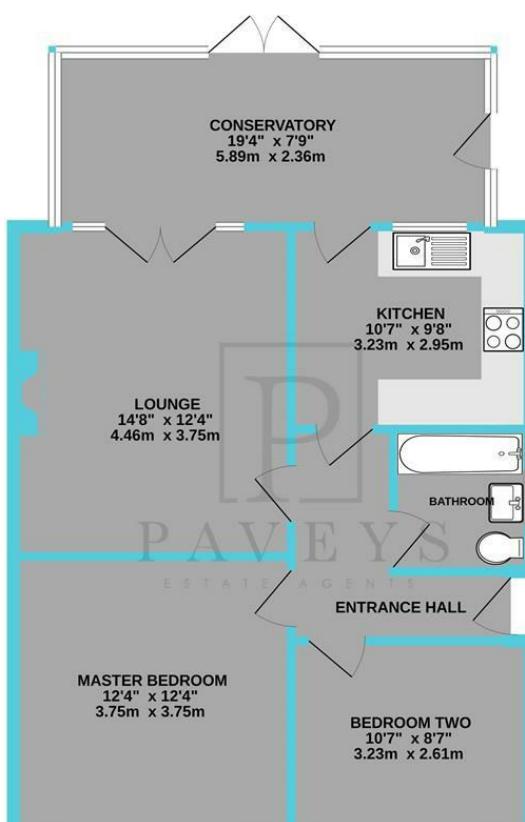
THIS TWO DOUBLE BEDROOM DETACHED BUNGALOW BENEFITS FROM STUNNING FIELD AND DISTANT SEA VIEWS. The property is situated in a popular residential location in the village of Kirby Cross. The property has established front and rear gardens with a detached garage and driveway. Internally the property offers a lounge, kitchen, two double bedrooms, bathroom and conservatory. It is located 1.1 miles from the beach and shops at Frinton-on-Sea. Kirby Cross has several local shops including a convenience store, barbers and fish & chip shop along with excellent bus and train links. We have keys. 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		

GROUND FLOOR
760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA - 760 sq.ft. (70.6 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 inaccuracy. The floorplan is for illustrative purposes only and is not to 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

LOUNGE 14'8 x 12'4 (4.47m x 3.76m)

Double glazed french doors with full height double glazed side panels to Conservatory, feature fireplace with inset electric fire (N/T), fitted carpet, radiator.

CONSERVATORY 19'4 x 7'9 (5.89m x 2.36m)

Double glazed construction, double glazed french doors to rear, double glazed door to side, vinyl flooring, radiator.

KITCHEN 10'7 x 9'8 (3.23m x 2.95m)

Double glazed window to rear, double glazed door to conservatory, matching over and under counter units, roll edged work tops, stainless steel sink and drainer, built in Bosch oven(not working), ceramic hob, extractor above, plumbing and space for washing machine, part tiled walls, vinyl floor, radiator.

MASTER BEDROOM 12'4 x 12'4 (3.76m x 3.76m)

Double glazed window to front, fitted carpet, radiator.

BEDROOM TWO 10'7 x 8'7 (3.23m x 2.62m)

Double glazed window to front, fitted carpet, radiator.

BATHROOM

Double glazed window to side, suite comprising of low level W/C, vanity wash hand basin, panelled bath, fully tiled walls, tiled floor.

OUTSIDE REAR

Mostly laid to lawn with flower shrub borders, patio area, timber shed to remain, gated access to front.

GARAGE

Detached garage with up and over door. Agents note: The garage is in need of renovation with the roof and door needing attention.

OUTSIDE FRONT

Block paved sweeping driveway providing off street parking for vehicles, lawn area with flower shrub borders.

AGENTS NOTE

The current vendors have advised Paveys they had a new boiler installed January 2025.(Not tested).

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. Note: the floorplans 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.