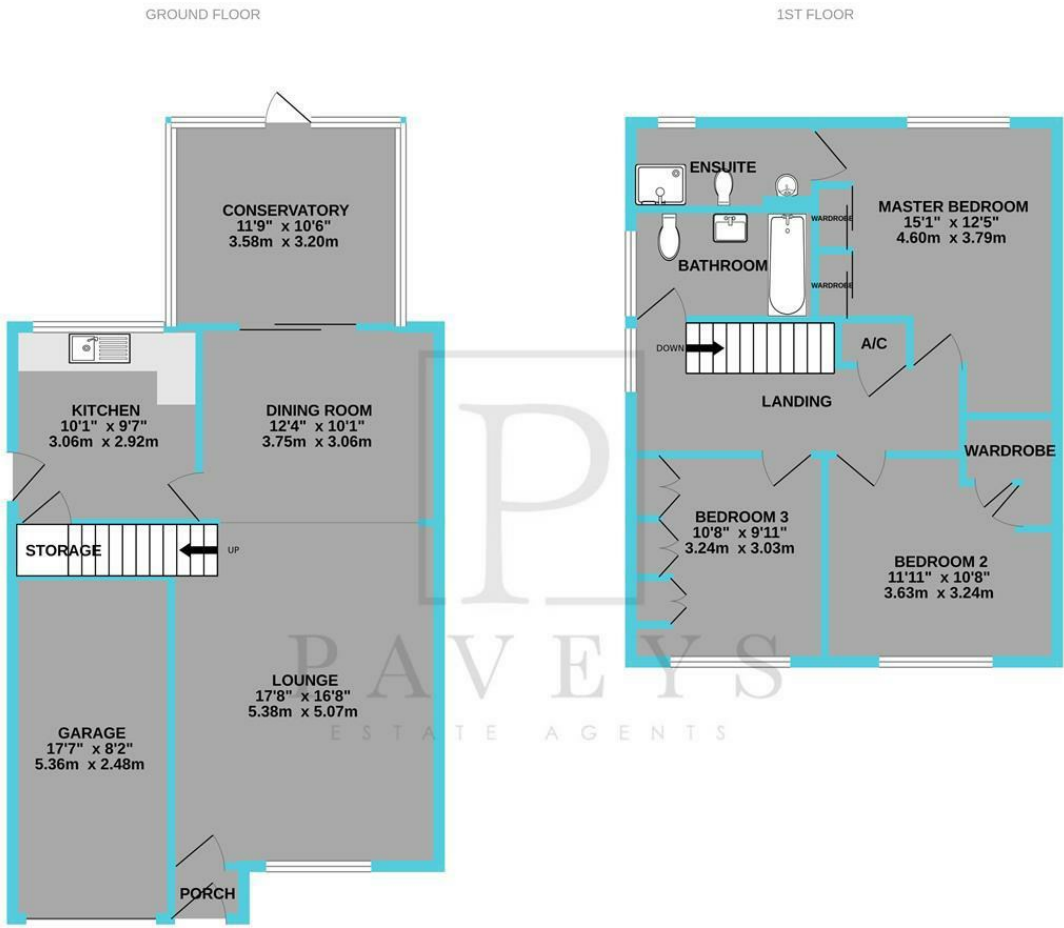




2, Chelmer Close
Kirby Cross, CO13 0UH

Price £315,000 Freehold

NO ONWARD CHAIN!! Situated on a generous corner plot within the ever-popular Frietuna Development, this detached family home is offered with no onward chain and presents a fantastic opportunity for those looking to create their ideal home. Tucked away in a quiet cul-de-sac location, the property is conveniently positioned close to local schools, supermarkets and everyday amenities. Inside, the accommodation comprises three double bedrooms, including a principal bedroom with en-suite shower room, two spacious reception rooms and a conservatory overlooking the rear garden. While the property would benefit from a programme of updating, it offers excellent potential and flexible living space for growing families. Outside, the private rear garden provides a secluded setting for relaxation and entertaining, while a garage and driveway offer ample off-road parking. An early viewing is highly recommended to appreciate the space, potential and sought-after location on offer. Call Paveys today!



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	

PORCH
UPVC double glazed entrance door to front aspect, fitted carpet, internal door to Lounge, radiator.

LOUNGE 17'8 x 16'8 (5.38m x 5.08m)
Double glazed window to front, fitted carpet, coved ceiling, stair flight to First Floor, open access to Dining Room, radiator.

DINING ROOM 12'4 x 10'1 (3.76m x 3.07m)
Double glazed sliding patio doors to Conservatory, fitted carpet, coved ceiling, door to Kitchen, radiator.

KITCHEN 10'1 x 9'7 (3.07m x 2.92m)
Over and under counter units, work tops, inset sink and drainer with mixer tap. Space for cooker, fitted extractor, space and plumbing for washing machine, space for under counter white goods. Double glazed window to rear overlooking the garden, double glazed door to side, tiled flooring, part tiled walls, coved ceiling, built in storage cupboard.

CONSERVATORY 11'9 x 10'6 (3.58m x 3.20m)
UPVC construction, double glazed to door to rear garden, double glazed windows to rear and side aspects with views over the garden, tiled flooring, poly carb roof.

FIRST FLOOR

FIRST FLOOR LANDING
Double glazed window to side, fitted carpet, coved ceiling, loft access, built in airing cupboard, radiator.

MASTER BEDROOM 15'1 x 12'5 (4.60m x 3.78m)
Double glazed window to rear, fitted carpet, coved ceiling, door to Ensuite, radiator.

ENSUITE SHOWER ROOM
White suite comprising low level WC, pedestal wash hand basin and enclosed shower cubicle. Double glazed window to rear, tiled flooring, coved ceiling, radiator.

BEDROOM TWO 11'11 x 10'8 (3.63m x 3.25m)
Double glazed window to front, fitted carpet, coved ceiling, built in wardrobe, radiator.

BEDROOM THREE 10'8 x 9'11 (3.25m x 3.02m)
Double glazed window to front, fitted carpet, coved ceiling, fitted wardrobes, radiator.

BATHROOM
Three piece suite comprising of low level WC, pedestal wash hand basin and bath with mixer tap. Double glazed window to side, tiled flooring, part tiled walls, shaver point, radiator.

OUTSIDE FRONT
Corner plot frontage, driveway to the front of the garage, lawn area with established shrubs, exterior lighting, gated access to rear garden.

OUTSIDE REAR
Private garden needing some TLC, retaining wall and panel fencing, outside tap, gated access to front.

IMPORTANT INFORMATION
Council Tax Band:
Tenure: Freehold
Energy Performance Certificate (EPC) rating:
The property is connected to electric, gas, mains water and sewerage.

GARAGE 17'7 x 8'2 (5.36m x 2.49m)
Up and over door.

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.