PAVEYS
ESTATE AGENTS

7, Wheatsheaf

Kirby Cross, CO13 0FS

Offers in excess of £250,000 Freehold

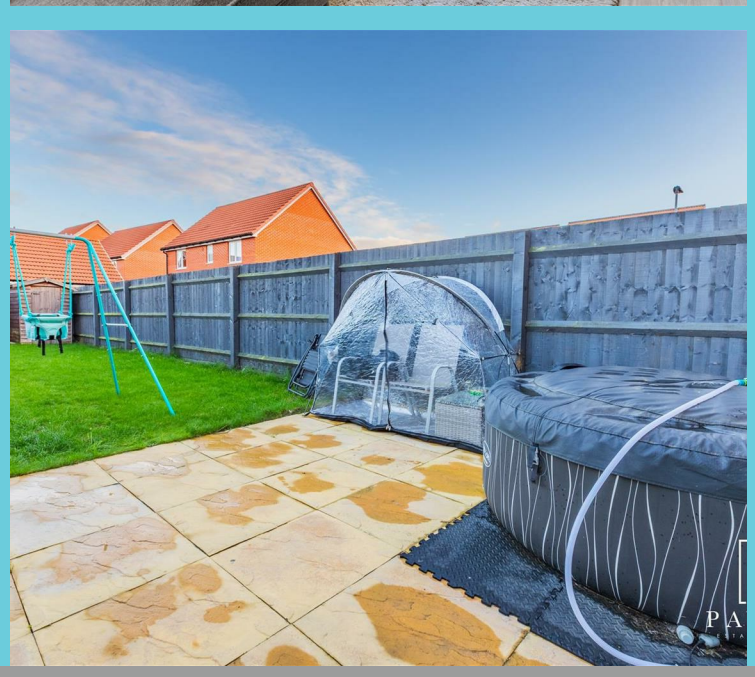














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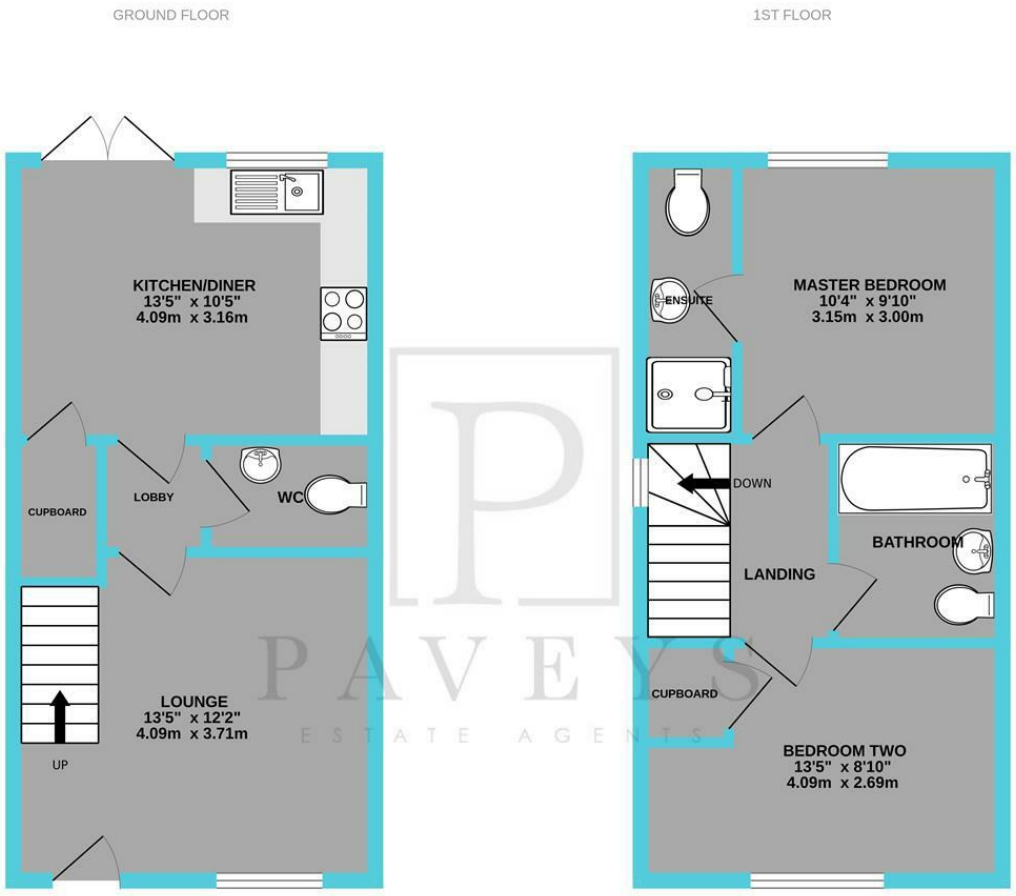
Kirby Cross, CO13 0FS

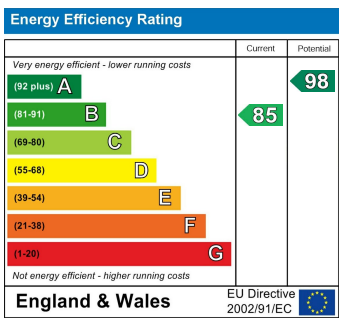
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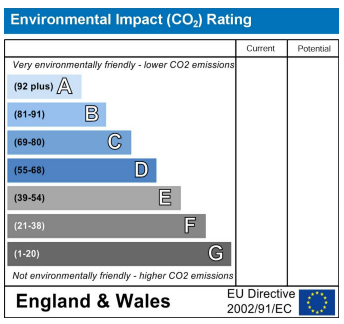
FINCHES PARK DEVELOPMENT!

A newly constructed TWO DOUBLE BEDROOM END TERRACED HOUSE with 50FT GARDEN & 2 PARKING SPACES situated on the new Finches Park Development located just 2 miles from the beautiful seafront at Frinton-on-Sea. This superb modern property is in excellent order and would make a perfect FIRST TIME BUYER purchase. Key features include a lounge, kitchen breakfast room with French doors to the garden, two double bedrooms, en-suite shower room and family bathroom. This ENERGY EFFICIENT property is approximately 5 years old and has the benefit of high performance glazing, well insulated walls, roof and floors, a modern gas central heating system. Finches Park is located in the village of Kirby Cross which has several independent shops, a primary school and excellent transport links to Frinton-on-Sea and London Liverpool Street. Call Paveys to arrange your appointment to view.









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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7, Wheatsheaf

Kirby Cross, CO13 0FS

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LOUNGE 13'5 x 12'2 (4.09m x 3.71m)

Composite entrance door to front aspect, double glazed window to front, laminate flooring, smooth ceiling, built in cloaks cupboard, TV point, stair flight to First Floor, radiator.

CLOAKROOM

White low level WC and wash hand basin. Laminate flooring, smooth ceiling, radiator.

KITCHEN DINER 13'5 x 10'3 (4.09m x 3.12m)

Over and under counter units, work tops and upstands, inset stainless steel sink and drainer with mixer tap. Built in oven, gas hob with splashback and extractor, space and plumbing for washing machine, integrated dishwasher, space for fridge freezer. Double glazed French doors to the garden, double glazed window to rear, laminate flooring, smooth ceiling, radiator.

FIRST FLOOR

FIRST FLOOR LANDING

Double glazed window to side, fitted carpet, smooth ceiling, loft access, radiator.

MASTER BEDROOM 10'5 x 9'10 (3.18m x 3.00m)

Double glazed window to rear, fitted carpet, smooth ceiling, TV point, door to En-Suite Shower Room, radiator.

EN-SUITE SHOWER ROOM

Modern white suite comprising low level WC, pedestal wash hand basin and enclosed shower cubicle. Tiled flooring, smooth ceiling, extractor fan, illuminated mirror, radiator.

BEDROOM TWO 13'9 x 8'10 (4.19m x 2.69m)

Double glazed window to front, fitted carpet, smooth ceiling, TV point, radiator.

BATHROOM

Modern white suite comprising low level WC, pedestal wash hand basin and bath with shower and screen over. Tiled flooring, part tiled walls, smooth ceiling, spot lights, extractor fan, radiator.

OUTSIDE

To the Front: Shrub borders, exterior lighting.

To the Rear: Approximate 50ft rear garden, paved patio, generous lawn area with retaining panel fencing, flower and shrubs, pathway to the rear of the garden with further patio area, timber shed, outside tap, gated access to rear.

PARKING

The property comes with the use of two parking spaces to the front.

IMPORTANT INFORMATION

Council Tax Band: B
Tenure: Freehold
Energy Performance Certificate (EPC) rating: B
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 2003

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.