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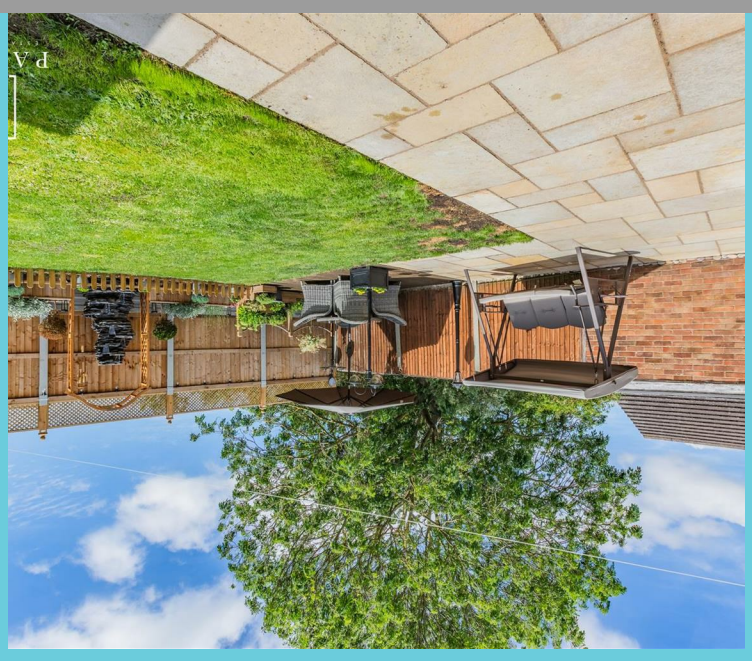
PAVEYS
ESTATE AGENTS



49, Pyesand

Kirby-Le-Soken, CO13 0EA

Guide price £290,000 Freehold

PAVEYS
ESTATE AGENTS

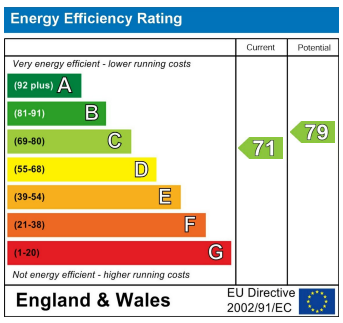
49, Pyesand

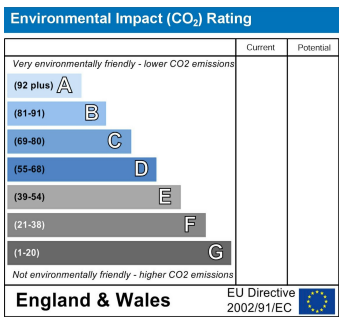
Kirby-Le-Soken, CO13 0EA

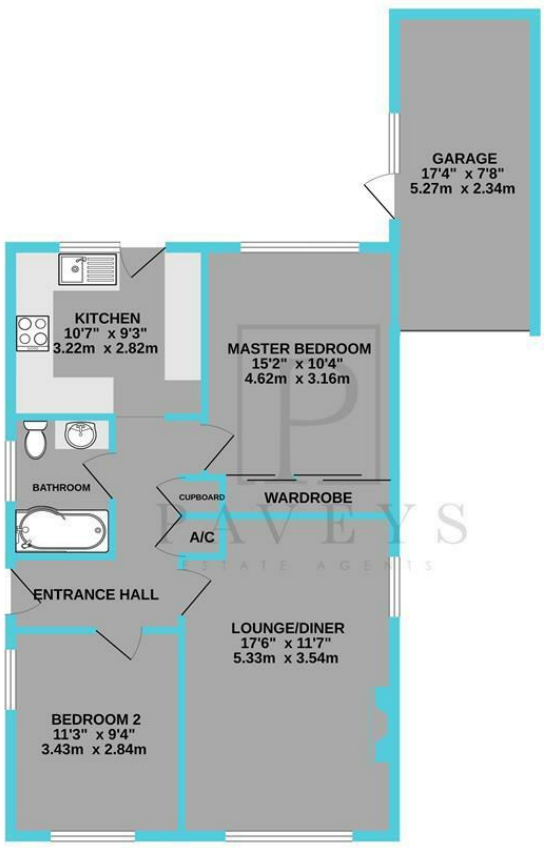
PAVEYS
ESTATE AGENTS

~~~~~GUIDE PRICE £290,000-£330,000~~~~~

Located in the semi-rural village of Kirby-le-Soken is this IMMACULATE DETACHED BUNGALOW with SECLUDED REAR GARDEN, GARAGE & PLENTY OF OFF ROAD PARKING. The property is set in a peaceful cul-de-sac and is central to all amenities including the village store/post office, St Michaels Church, Village Hall, two public houses and Kirby Recreation Ground. Internally the property offers a lounge diner, kitchen, two double bedrooms and bathroom. The pretty rear garden is very secluded and is well stocked with flowers and shrubs. There is a resin driveaway to the front of the garage which provides off road parking for up to four vehicles. An internal viewing is advised, call Paveys to arrange your appointment to view.







TOTAL FLOOR AREA : 802 sq.ft. (74.5 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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PAVEYS
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ENTRANCE HALL
UPVC double glazed entrance door, laminate flooring, coved ceiling, loft access, built in cupboard, built in airing cupboard, radiator.

LOUNGE DINER 17'6 x 11'7 (5.33m x 3.53m)
Double glazed windows to front and side aspects, fitted carpet, electric fire with surround and hearth, coved ceiling, TV point, radiator.

KITCHEN 10'7 x 9'3 (3.23m x 2.82m)
Over and under counter units, matching display cabinets and shelving, work tops and upstands, inset sink and drainer with mixer tap. Built in eye level double oven, electric hob with extractor over, space for fridge freezer, space and plumbing for washing machine, space and plumbing for slimline dishwasher, space for tumble dryer. Double glazed window to rear overlooking the garden, UPVC double glazed door to rear, laminate flooring, coved ceiling.

MASTER BEDROOM 15'2 x 10'4 (4.62m x 3.15m)
Double glazed window to rear overlooking the garden, fitted carpet, coved ceiling, fitted wardrobes with mirror fronted sliding doors, radiator.

BEDROOM TWO 11'3 x 9'4 (3.43m x 2.84m)
Double glazed windows to front and side aspects, fitted carpet, coved ceiling, radiator.

BATHROOM
White suite comprising low level WC, vanity wash hand basin with cupboards below and P shaped bath with shower and screen over. Tiled flooring, fully tiled walls, coved ceiling, extractor fan, radiator.

OUTSIDE FRONT
Generous resin driveway providing off road parking for up to 4 vehicles, exterior lighting, gated access to rear garden.

OUTSIDE REAR
A beautiful private garden with generous patio area, decking area, lawn area with pretty flower and shrub borders, exterior light, hose pipe, access to Garage, gated access to front.

GARAGE 17'4 x 7'8 (5.28m x 2.34m)
Electric roller up and over door, power and light connected (not tested by Agent), double glazed door and window to rear garden.

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