

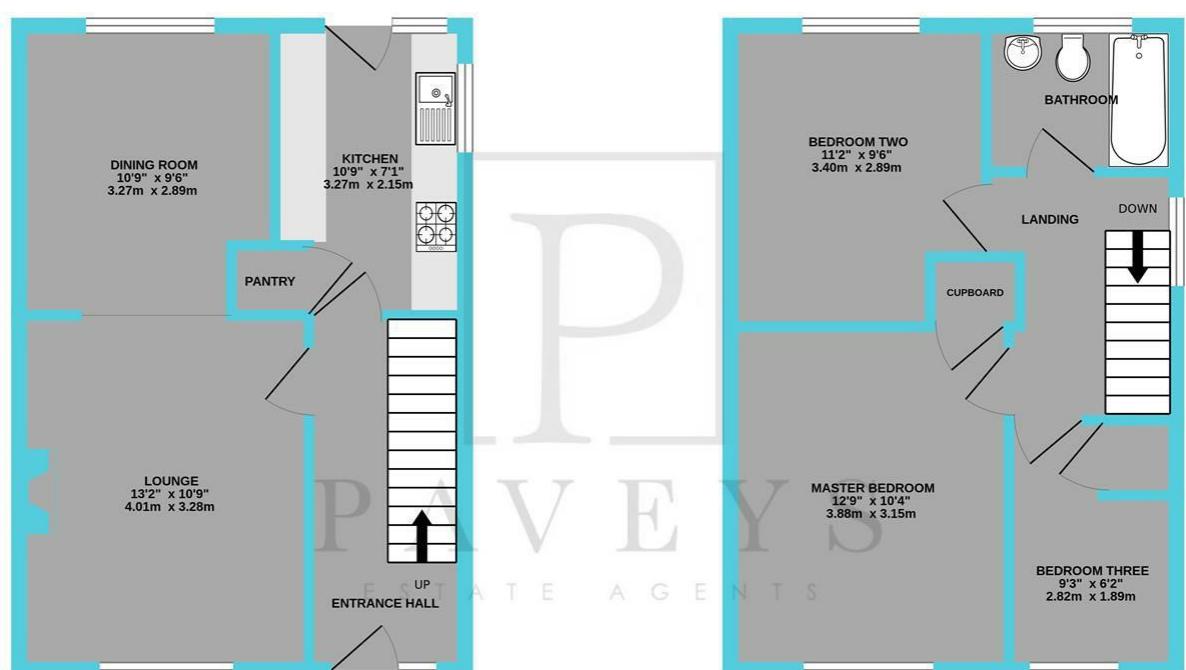


16, Village Close  
 Kirby Cross, CO13 0PF

Price £275,000 Freehold



Paveys have the pleasure in bringing to the market this THREE BEDROOM FAMILY HOME in a quiet no through road in the village of Kirby Cross. Benefiting from a good size lounge and separate dining room and kitchen. On the first floor there are two double bedrooms, a smaller third bedroom and bathroom. The South facing rear private rear garden is mostly laid to lawn with a paved patio area. To the front of the property is a driveway providing off street parking for vehicles which leads to the detached garage. Village Close is conveniently positioned within easy reach of all amenities including local shops, schools and mainline rail services to Colchester and London. The beautiful beach and shops at Frinton-on-Sea are 1.2 miles away. An internal viewing is highly recommended. Call Paveys today to arrange your appointment to view!

GROUND FLOOR  
392 sq.ft. (36.4 sq.m.) approx.1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.

| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | (92 plus) A             |         |           |
| (81-91) B                                   |                         | 71      | 77        |
| (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 <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |         |           |
| England & Wales   | EU Directive 2002/91/EC |         |           |

TOTAL FLOOR AREA: 787 sq.ft. (73.1 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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## 16, Village Close

Kirby Cross, CO13 0PF

### ENTRANCE HALL

Double glazed entrance door, coved ceiling, under stairs storage cupboard, fitted carpet, radiator.

### LOUNGE 13'2 x 10'9 (4.01m x 3.28m)

Double glazed window to front, coved ceiling, feature fireplace, fitted carpet, radiator, opening to

### DINING ROOM 10'9 x 9'6 (3.28m x 2.90m)

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

### KITCHEN 10'9 x 7'1 (3.28m x 2.16m)

Double glazed windows to side and rear, double glazed door to rear, coved ceiling, built in pantry cupboard, matching over and under counter units, roll edged work surface, sink and drainer, part tiled walls, free standing double electric oven, extractor above, plumbing and space for washing machine, vinyl flooring.

### FIRST FLOOR LANDING

Double glazed window to side, coved ceiling, fitted carpet.

### MASTER BEDROOM 12'9 x 10'4 (3.89m x 3.15m)

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

### BEDROOM TWO 11'2 x 9'6 (3.40m x 2.90m)

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

### BEDROOM THREE 9'3 x 6'2 (2.82m x 1.88m)

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

### BATHROOM

Double glazed window to rear, white suite comprising of a low level W/C, vanity wash hand basin, panelled bath with mixer tap, part tiled walls, vinyl floor, radiator.

### OUTSIDE REAR

South facing rear garden, mostly laid to lawn, patio area, flower shrub borders, outside tap, water feature, gated access to front.

### OUTSIDE FRONT

Off street hear standing are for vehicles, astro turf, shrub borders, gated access to rear.

### DETACHED GARAGE

Up and over door, power and light connected, window to rear, courtesy door 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.

### 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.

### 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 us 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.