



33 Hawthorns, Edenside

Kirby Cross, CO13 0TJ

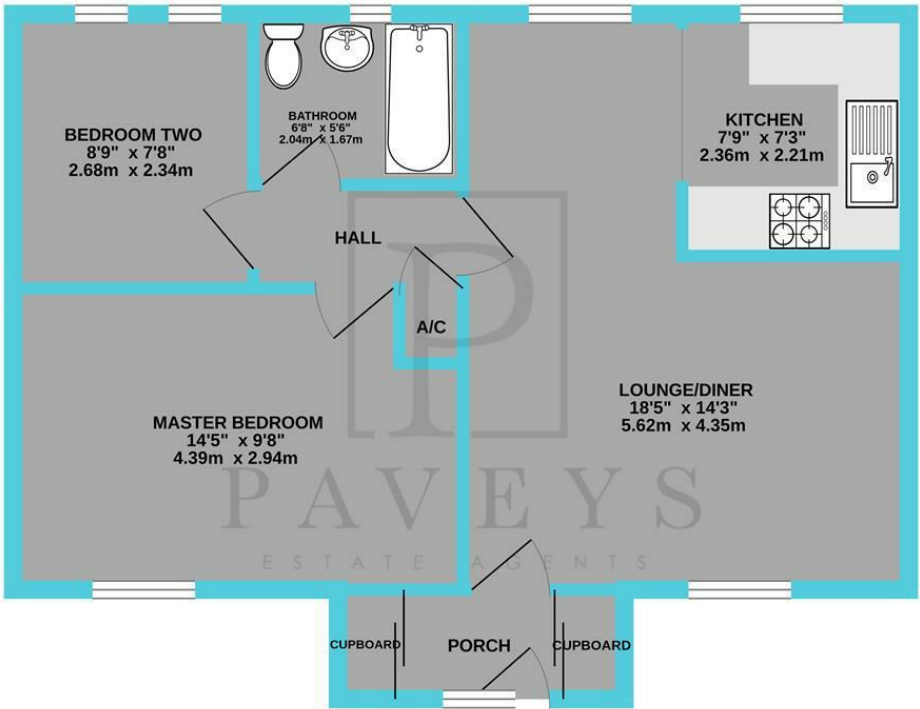
Price £70,000 Freehold

NO ONWARD CHAIN!

A TWO DOUBLE BEDROOM OVER 55'S RETIREMENT BUNGALOW in a popular residential location on the Frietuna Development. "Hawthorns" is a small development of 32 retirement flats and bungalows sold on a Shared Ownership basis with a part time resident manager, Careline alarm service, communal gardens and parking. The development is central to all amenities including the Triangle Shopping Centre, shops and transport links. The apartment is in need of some updating and offers a lounge, kitchen, two double bedrooms and bathroom. We have keys to view. Call Paveys today to arrange a viewing.



GROUND FLOOR
561 sq.ft. (52.1 sq.m.) approx.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A		92	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C		65	(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

TOTAL FLOOR AREA : 561 sq.ft. (52.1 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.
Made with Metropix C2024

ENTRANCE HALL

Obscured double glazed window and side panel to front, fitted carpet, textured ceiling, two built in storage cupboards, door to Lounge Diner.

LOUNGE DINER 18'5 x 14'3 (5.61m x 4.34m)

L shaped room, double glazed windows to front and rear aspects, fitted carpet, textured ceiling, TV point, wall mounted electric fire (not tested by agent), open access to Kitchen, electric storage heater.

KITCHEN 7'9 x 7'3 (2.36m x 2.21m)

Over and under counter units, work tops inset stainless steel sink and drainer. Built in eye level oven, electric hob, space and plumbing for washing machine, space for fridge freezer. Double glazed window to rear, vinyl flooring, tiled splashback.

INNER HALL

Fitted carpet, textured ceiling, built in airing cupboard.

MASTER BEDROOM 14'5 x 9'8 (4.39m x 2.95m)

Double glazed window to front, fitted carpet, textured ceiling, electric radiator.

BEDROOM TWO 8'9 x 7'8 (2.67m x 2.34m)

Two double glazed windows to rear, fitted carpet, textured ceiling, electric radiator.

BATHROOM 6'8 x 5'6 (2.03m x 1.68m)

Suite comprising low level WC, pedestal wash hand basin and bath with shower attachment over, Double glazed window to rear, fitted carpet, part tiled walls, shaver point.

COMMUNAL GARDENS & PARKING

The property is surrounded by communal gardens which are laid to lawn with shrubs and trees.
There is communal parking.

IMPORTANT INFORMATION

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

LEASE TERM & CHARGES

Information to follow.

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 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.