



22, Woburn Avenue  
Kirby Cross, CO13 0PX  
**Price £265,000 Freehold**



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Nestled in the charming rural village of Kirby Cross, this delightful two-bedroom semi-detached bungalow on Woburn Avenue presents an excellent opportunity for those seeking a peaceful retreat. The property is conveniently located a short drive from Connaught Avenue, where you will find a variety of shops and amenities, making daily errands a breeze.

This extended bungalow offers a spacious layout, perfect for comfortable living. While the property requires some modernisation, it provides a blank canvas for you to create your dream home. The rear garden is an inviting space, ideal for outdoor relaxation or gardening enthusiasts, allowing you to enjoy the tranquillity of village life.

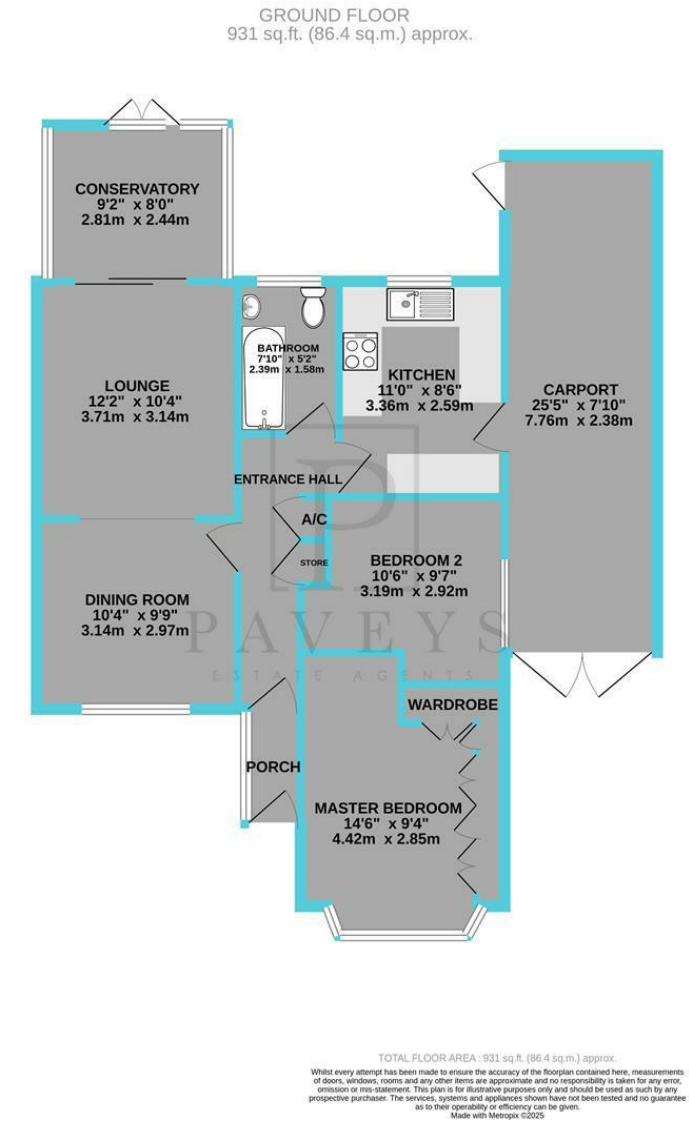
Additionally, the property benefits from off-street parking, ensuring convenience for you and your guests. With no onward chain, you can look forward to a smooth transition into your new home.

This bungalow is perfect for first-time buyers, downsizers, or anyone looking to invest in a property with great potential. Embrace the opportunity to make this charming bungalow your own in the picturesque setting of Kirby Cross.



Energy Efficiency Rating	
	Current      Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<div>76</div>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current      Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<div>76</div>
(81-91) <b>B</b>	
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**PORCH**  
Double glazed entrance door with inset glass to front aspect, double glazed windows to side, laminate flooring, double glazed door to Entrance Hall.

**ENTRANCE HALL**  
Fitted carpet, coved ceiling, built in storage cupboard, built in airing cupboard, loft hatch, radiator.

**DINING ROOM 10'4 x 9'9 (3.15m x 2.97m)**  
Double glazed window to front, fitted carpet, coved ceiling, open access to Lounge, radiator.

**LOUNGE 12'2 x 10'4 (3.71m x 3.15m)**  
Double glazed sliding patio doors to rear garden, fitted carpet, coved ceiling, fireplace with surround and hearth, wall lights, TV point, radiators.

**CONSERVATORY 9'2 x 8' (2.79m x 2.44m)**  
Part brick construction, double glazed doors to rear garden, double glazed windows to rear and side aspects, fitted carpet, poly carb roof.

**KITCHEN 11' x 8'6 (3.35m x 2.59m)**  
Matching over and under counter units, display cabinets, work tops, inset sink and drainer with mixer tap. Built in eye level double oven, electric hob with extractor over, space and plumbing for washing machine, space for fridge freezer. Double glazed window to rear overlooking the garden, hard wood entrance door to Carport, vinyl flooring, coved ceiling, part tiled walls, radiator.

**MASTER BEDROOM 14'6 x 9'4 (4.42m x 2.84m)**  
Double glazed bay window to front, fitted carpet, coved ceiling, range of fitted bedroom furniture, radiator.

**BEDROOM TWO 10'6 x 9'7 (3.20m x 2.92m)**  
Double glazed window to side, fitted carpet, coved ceiling, range of fitted bedroom furniture, radiator.

**BATHROOM 7'10 x 5'2 (2.39m x 1.57m)**  
Suite comprising low level WC, pedestal wash hand basin and bath with shower over. Double glazed window to rear, laminate flooring, coved ceiling, radiator.

**OUTSIDE FRONT**  
Gated and walled low maintenance garden, gated hardstanding driveway to the front of the carport, gravel beds, exterior lighting, double gates to carport.

**OUTSIDE REAR**  
A generous size private rear garden, paved and decked patio areas, raised flower and plant beds, established shrubs, pergolas and seating areas, lawn area with pond, retaining panel fencing, summer house, shed, greenhouse, outside tap, outside lighting

**CARPORT 25'5 x 7'10 (7.75m x 2.39m)**  
Generous covered carport with double gates to front, power and light, paved flooring, poly carb/tin roof, courtesy door giving access to rear garden, double glazed window to side, space for tumble dryer.

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

**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.