

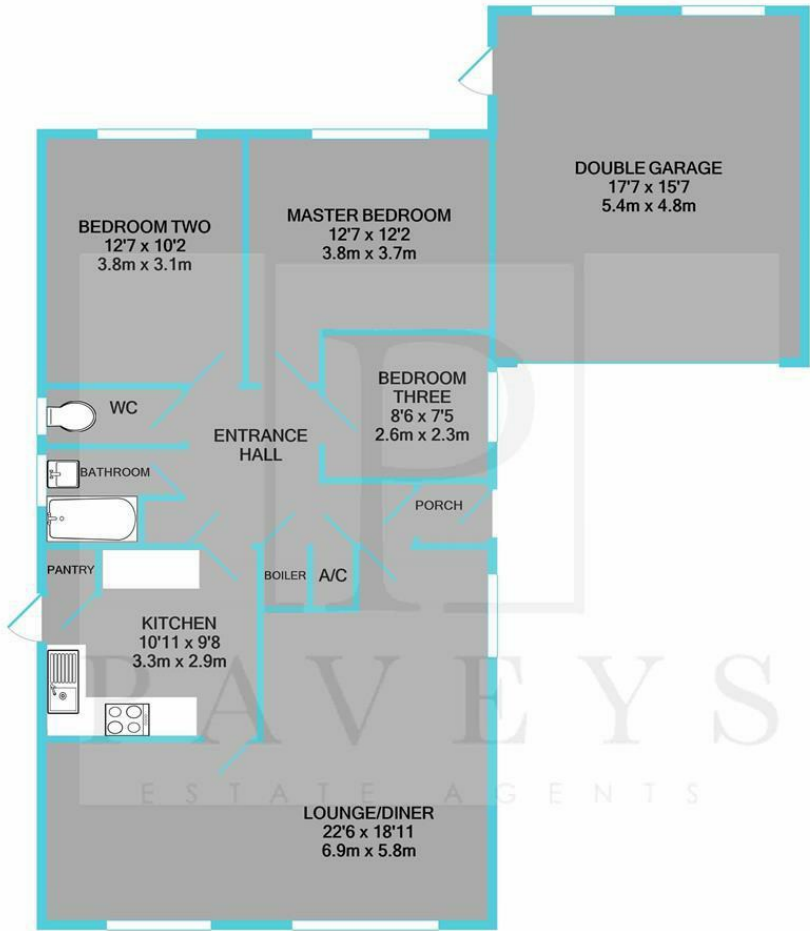


41, Pyesand

Kirby-Le-Soken, CO13 0EA

Price £350,000 Freehold

A GORGEOUS THREE BEDROOM DETACHED BUNGALOW located in the pretty village of KIRBY-LE-SOKEN and offered for sale with NO ONWARD CHAIN. This beautifully presented and maintained property is located in a quiet residential road which lies within easy reach of the village store, local public houses and the stunning Walton Backwaters. Key features include an open plan lounge diner, kitchen, three bedrooms, bathroom and separate cloakroom. The beautifully maintained private rear garden is retained by mature hedgerows with a private patio area and well stocked flower beds. To the front of the property is a driveway and double garage. The beach, rail services and shops at Frinton-on-Sea are 2.3 miles away. Call Paveys today to arrange a viewing.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(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			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

TOTAL APPROX. FLOOR AREA 1163 SQ.FT. (108.0 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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PORCH

UPVC double glazed entrance door, wood effect tiled floor, textured ceiling, door to Entrance Hall.

ENTRANCE HALL

Fitted carpet, textured ceiling, built in airing cupboard housing hot water tank (not tested) with storage above, storage cupboard with storage above, radiator.

L SHAPED LOUNGE DINER 22'6 x 18'11 (6.86m x 5.77m)

Three double glazed windows to front and side aspects, fitted carpet, coved and textured ceiling, fitted wall lights, two radiators.

KITCHEN 10'11 x 9'8 (3.33m x 2.95m)

Matching over and under counter units, roll edge work surfaces, inset Franke stainless steel sink and drainer with mixer tap. Built in oven, ceramic hob with extractor over, space for fridge freezer, space and plumbing for washing machine, fitted wine rack. Double glazed window to side, double glazed door to side, tiled floor, smooth ceiling, tiled splash backs, cupboard housing wall mounted combi boiler (N/T), radiator.

MASTER BEDROOM 12'7 x 12'2 (3.84m x 3.71m)

Double glazed window overlooking the garden, fitted carpet, coved and textured ceiling, radiator.

BEDROOM TWO 12'7 x 10'2 (3.84m x 3.10m)

Double glazed window to rear with views over the garden, fitted carpet, coved and textured ceiling, radiator.

BEDROOM THREE 8'6 x 7'5 (2.59m x 2.26m)

Double glazed window to side, fitted carpet, coved and textured ceiling, radiator.

BATHROOM

Modern white suite comprising vanity wash hand basin and bath with mixer taps. Double glazed window to side, tiled floor, part tiled walls, textured ceiling, radiator.

CLOAKROOM

Double glazed window to side, white low level WC, wood effect tiled floor, part tiled walls, radiator.

OUTSIDE FRONT

Open plan frontage laid to lawn, driveway to the front of garage, gated access to rear.

OUTSIDE REAR

A beautifully maintained private rear garden, lawn area bordered by established flower and shrub borders, mature hedgerows, well stocked flower beds, patio area, timber shed, gated side access to front.

DOUBLE GARAGE 15'6 x 17'1 (4.72m x 5.21m)

Electric roller up and over door, UPVC double glazed courtesy door to rear garden, two UPVC double glazed windows to rear, power and light connected (not tested).

IMPORTANT INFORMATION

Council Tax Band: D

Tenure: Freehold

Energy Performance Certificate (EPC) rating: E

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.