PAVEYS
ESTATE AGENTS

2, Romney Close

Kirby Cross, CO13 0TS

Guide price £365,000 Freehold















110 Connaught Avenue
Frinton-on-Sea
Essex
CO13 9PT

Tel: 01255879020

Email: sales@paveys.co.uk

Web: www.paveys.co.uk

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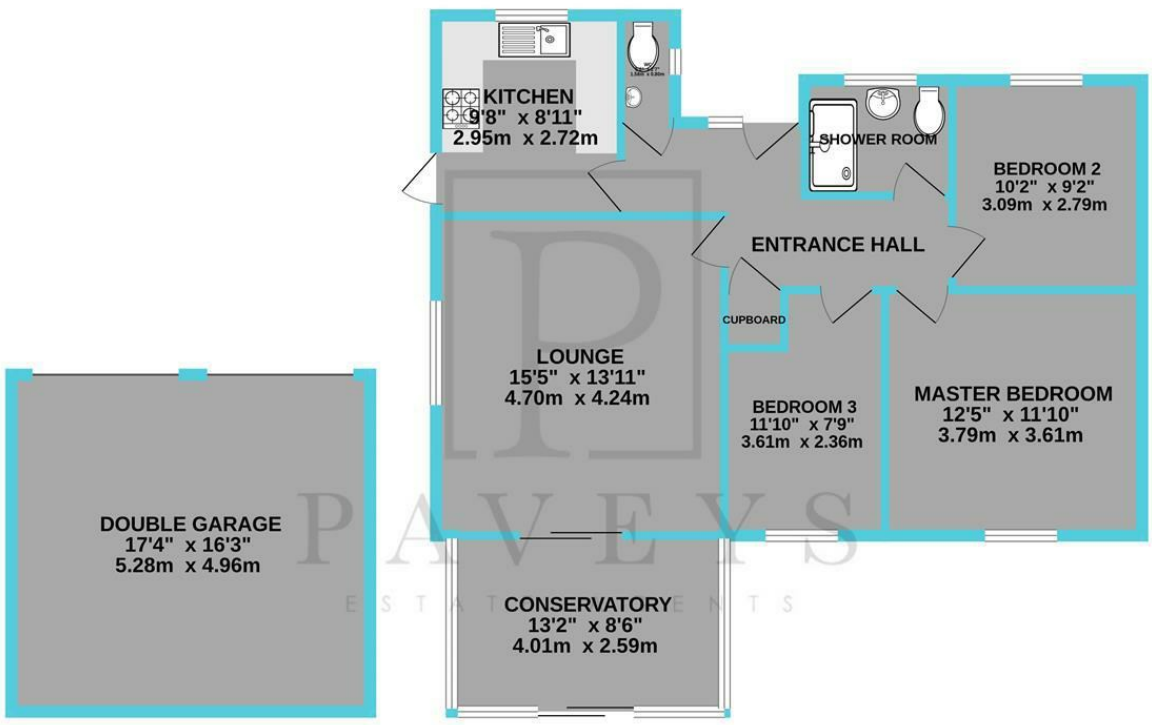
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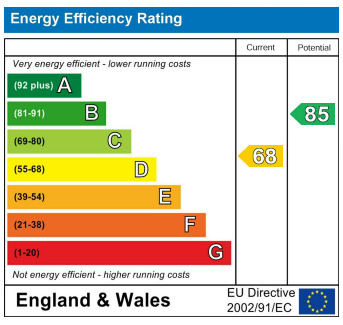
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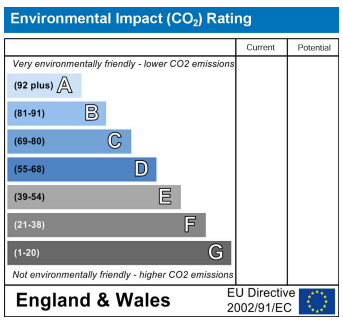
~~~~~GUIDE PRICE £365,000-£370,000~~~~~

Tucked away at the end of peaceful cul-de-sac on the Frietuna Development is this DETACHED BUNGALOW, THAT REQUIRES MODERNISATION with PRIVATE ENCLOSED SOUTH FACING GARDEN & NO ONWARD CHAIN. The property requires some modernisation and is sistuated within easy reach of the Triangle Shopping Centre which has a Tesco Supermarket and is within easy reach of local bus routes, local schools and green open spaces. Key features include a bright and sunny lounge with patio doors leading to conservatory, fitted kitchen, three bedrooms, shower room and separate cloakroom. The garden is a complete sun trap and a perfect spot to sit and enjoy a late breakfast, lunch & dinner. There is ample off road parking to the front of the DETACHED DOUBLE GARAGE. The property will be sold with NO ONWARD CHAIN and we have keys to view! Call Paveys to arrange your appointment.









TOTAL FLOOR AREA : 1166 sq.ft. (108.3 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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ENTRANCE HALL
Double glazed entrance door, coved ceiling, fitted carpet, loft access, radiator.

CLOAKROOM
Double glazed window to side, coved ceiling, low level W/C, wash hand basin, part tiled walls, vinyl floor, radiator.

LOUNGE 15'5 x 13'11 (4.70m x 4.24m)
Double glazed window to side, double glazed patio doors to conservatory, coved ceiling, fitted carpet, two radiators.

CONSERVATORY 13'2 x 8'6 (4.01m x 2.59m)
Double glazed windows to rear and side, double glazed patio doors to rear garden, polycarbonate roof, tiled floor.

KITCHEN 9'8 x 8'11 (2.95m x 2.72m)
Double glazed window to front, double glazed door to side, coved ceiling, matching over and under counter units, roll edged work surface, stainless steel sink and drainer, gas hob with extractor above, built in double oven, space and plumbing for washing machine, space for under counter fridge, tiled splash backs, laminate flooring, radiator.

MASTER BEDROOM 12'5 x 11'10 (3.78m x 3.61m)
Double glazed window to rear, coved ceiling, fitted carpet, radiator.

BEDROOM TWO 10'2 x 9'2 (3.10m x 2.79m)
Double glazed window to front, coved ceiling, fitted carpet, radiator.

BEDROOM THREE 11'10 x 7'9 (3.61m x 2.36m)
Double glazed window to rear, coved ceiling, fitted carpet, radiator.

SHOWER ROOM
Double glazed window to front, coved ceiling, modern white suite comprising low level W/C, vanity wash hand basin, fully tiled walls, tiled floor, radiator.

OUTSIDE REAR
Enclosed rear garden most laid to lawn with shurb borders, block paved patio area, further paved patio area, timber shed and greenhouse to remain, gated access to front.

OUTSIDE FRONT
Shrub and flower beds to front, off street parking for vehicles leading to detached double garage, gated access to rear.

DOUBLE GARAGE 17'4 x 16'3 (5.28m x 4.95m)
Two up and over doors, power and light connected, courtsey door to rear garden.

IMPORTANT INFORMATION
Council Tax Band: D
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.
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