

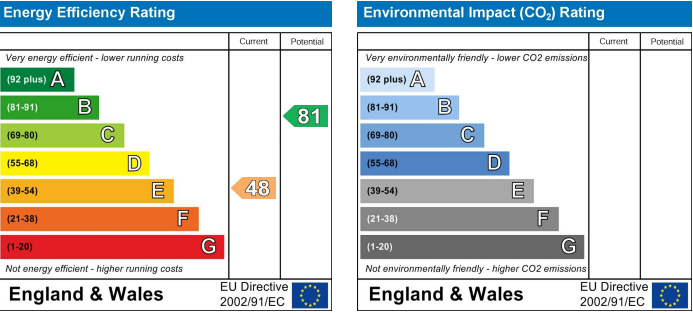
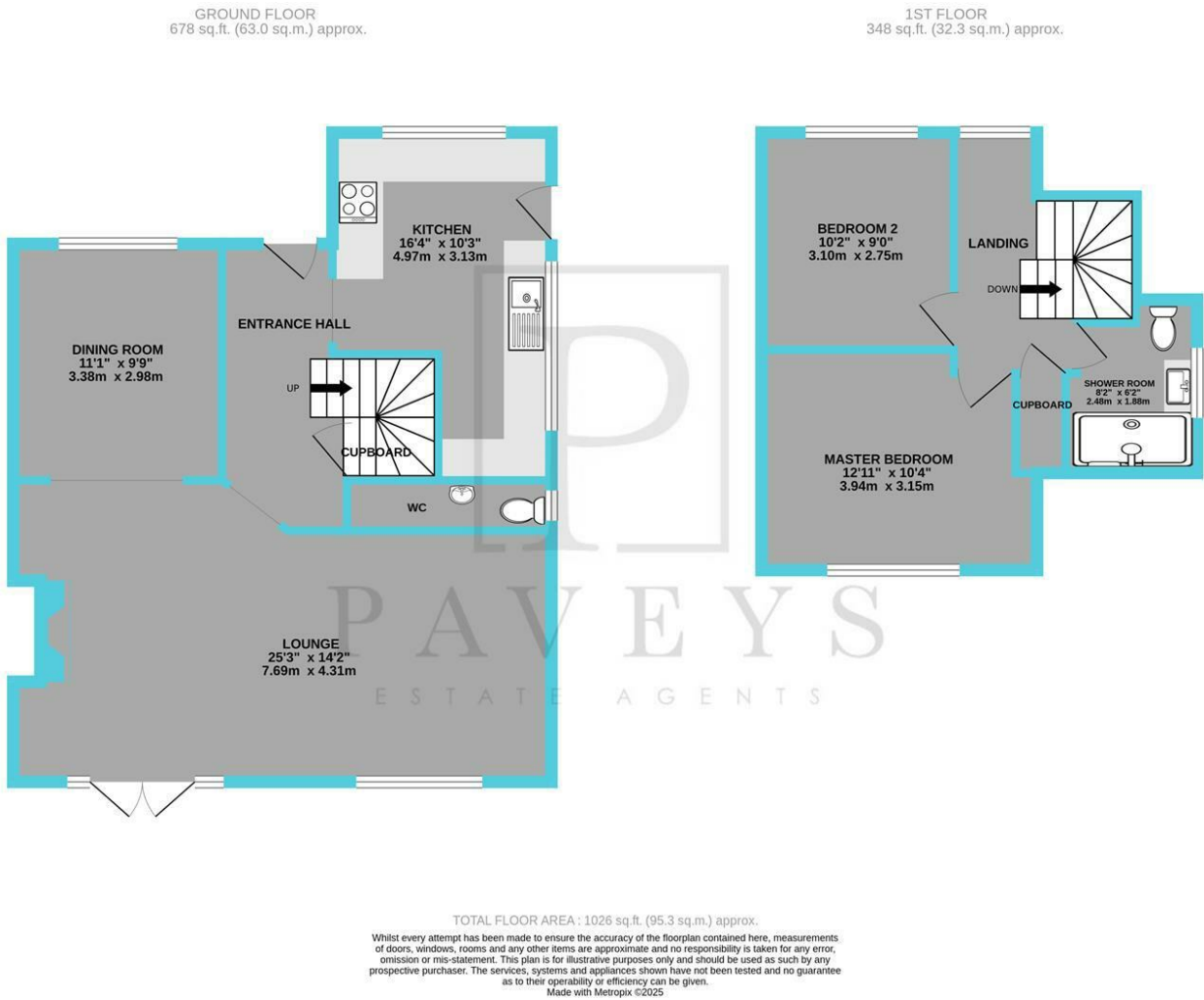


4, Percival Road
Kirby-Le-Soken, CO13 0DL

Guide price £350,000 Freehold

GUIDE PRICE £350,000-£375,000

Tucked away in a peaceful private road in the village of Kirby-le-Soken is this BEAUTIFULLY DESIGNED & FINISHED CHALET BUNGALOW with GREAT SIZED REAR GARDEN and DRIVEWAY. This semi detached property is in excellent order and is beautifully decorated from top to bottom and is and ready to move in to. Key features include a sunny and spacious lounge with double doors to the rear garden, separate dining room and a modern kitchen with integrated appliances. Upstairs there are two double bedrooms and stylish shower room. The pretty rear garden is very private with a covered seating area/patio area, a perfect place to sit and enjoy a coffee or drink! There is off road parking to the front for two vehicles. Kirby-le-Soken is a small village on the outskirts of Frinton-on-Sea with a village store, public houses and wonderful rural walks. Call Paveys to arrange your appointment to view.



ENTRANCE HALL

UPVC double glazed entrance door to front, LVT flooring, coved ceiling, stair flight to First Floor, built in cupboard, radiator.

CLOAKROOM

White low level WC and vanity wash hand basin. Double glazed window to side, tiled flooring, coved ceiling, tiled splash back, radiator.

KITCHEN 16'4 x 10'3 (4.98m x 3.12m)

Attractive range of over and under counter units, work tops and upstands, inset stainless steel sink and drainer with mixer tap. Built in eye level oven and microwave, electric hob with extractor over, cupboard housing wall mounted boiler (not tested by Agent), integrated fridge freezer, dishwasher and wine fridge. Double glazed windows to front and side aspects, double glazed door to side, LVT flooring, spot lights, tiled splash backs, radiator.

DINING ROOM 11'1 x 9'9 (3.38m x 2.97m)

Double glazed window to front, LVT flooring, coved ceiling, upright radiator.

LOUNGE 25'3 x 14'2 (7.70m x 4.32m)

Double glazed double doors and matching side panels to rear garden, double glazed window to rear, LVT flooring, coved ceiling, ornate feature fireplace with hearth, upright radiators.

FIRST FLOOR

FIRST FLOOR LANDING

Double glazed window to front, fitted carpet, coved ceiling, loft access

MASTER BEDROOM 12'11 x 10'4 (3.94m x 3.15m)

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

BEDROOM TWO 10'2 x 9' (3.10m x 2.74m)

Double glazed window to front, fitted carpet, coved ceiling, fitted wardrobe, radiator.

SHOWER ROOM 8'2 x 6'2 (2.49m x 1.88m)

Modern white suite comprising low level WC, vanity wash hand basin and large walk in shower with glass screen. Double glazed window to side, tiled flooring, part tiled walls, coved ceiling, chrome heated towel rail.

OUTSIDE FRONT

Pretty front garden with flower and shrub borders, gravel driveway with parking for two vehicles, retaining panel fencing and small wall, outside lighting, gated access to rear garden.

OUTSIDE REAR

A very pretty and private rear garden commencing with a large patio area overlooking the garden, lawn area with borders stocked with flower and shrub borders, BBQ area, established palm tree, two timber sheds, timber summer house, retaining panel fencing,

IMPORTANT INFORMATION

Council Tax Band: C

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 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.