



78, Walton Road
Kirby-Le-Soken, CO13 0DE

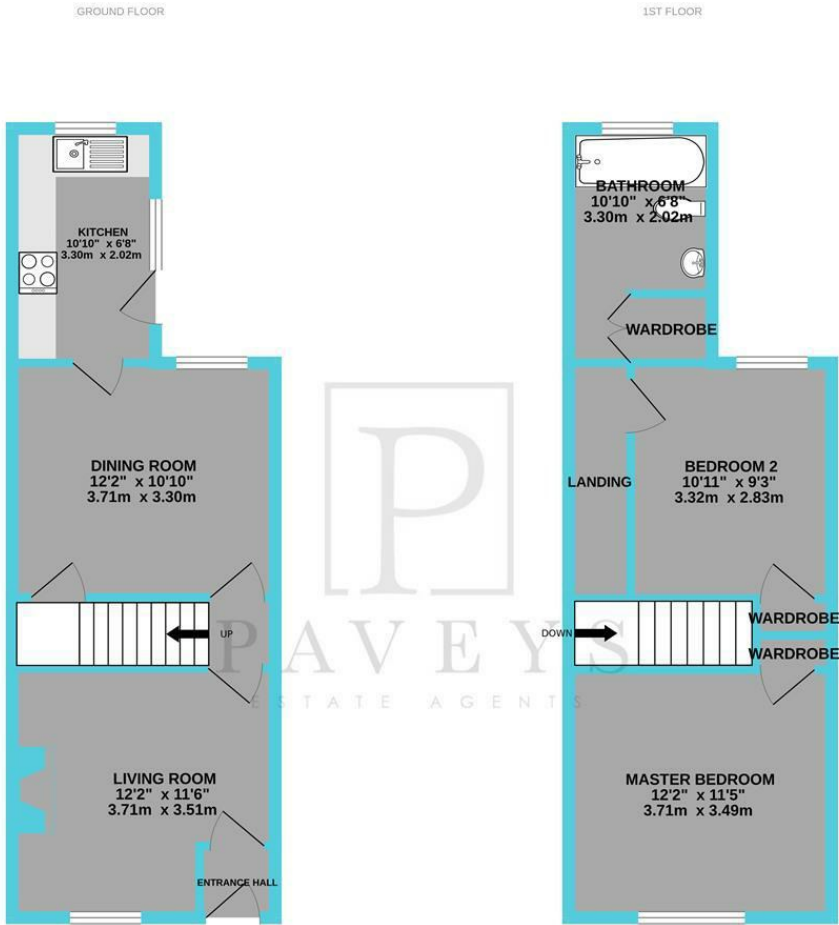
Offers in excess of £175,000 Freehold

Located in the charming Village of Kirby-le-Soken is this OLDER STYLE TWO DOUBLE BEDROOM MID TERRACE HOUSE with SOUTH FACING REAR GARDEN & OFF ROAD PARKING. Positioned within a stones throw of the village store & post office and within walking distance of popular Ship Public House & Red Lion Public House. The stunning rural walks at the Walton Backwaters, Kirby Playing Fields and St Michaels Church are all close by. Key features include a lounge with feature fireplace, dining room and kitchen. Upstairs are two double bedrooms and the family bathroom. Outside is a generous private South facing rear garden and off road parking to the front. Kirby-le-Soken is a small rural village located on the outskirts of the coastal towns of Frinton-on-Sea and Walton-on-the-Naze. Call Paveys to arrange your appointment to view.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	43	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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



ENTRANCE HALL

UPVC double glazed entrance door to front aspect, fitted carpet, door to Lounge.

LOUNGE 12'2 x 11'6 (3.71m x 3.51m)

Double glazed window to front, fitted carpet, picture rail, feature tiled fireplace with gas fire inset, storage heater, door to Inner Hall with stair flight to First Floor, door to Dining Room.

DINING ROOM 12'2 x 10'10 (3.71m x 3.30m)

Double glazed window to rear with views over the garden, fitted carpet, picture rail, storage heater, door to Kitchen.

KITCHEN 10'10 x 6'8 (3.30m x 2.03m)

Over and under counter units, work tops, inset stainless steel sink and drainer. Built in oven, electric hob, space for under counter fridge, space and plumbing for washing machine. Double glazed window to rear overlooking to the garden, double glazed window and UPVC double glazed door to side, vinyl flooring, tiled splash backs, electric panel heater.

FIRST FLOOR

FIRST FLOOR LANDING

Fitted carpet, loft hatch.

MASTER BEDROOM 12'2 x 11'5 (3.71m x 3.48m)

Double glazed window to front, fitted carpet, built in wardrobe.

BEDROOM TWO 10'11 x 9'3 (3.33m x 2.82m)

Double glazed window to rear overlooking the garden, fitted carpet, built in wardrobe.

BATHROOM 10'10 x 6'8 (3.30m x 2.03m)

White suite comprising low level WC, pedestal wash hand basin, bath with electric shower over. Double glazed window to rear, vinyl flooring, fully tiled walls, wall mounted boiler (not tested by agent), chrome heated towel rail.

OUTSIDE FRONT

Hardstanding providing off road parking, gated access to rear garden.

OUTSIDE REAR

A beautifully maintained South facing rear garden, laid to lawn with flower and shrub borders panel fencing, timber shed, covered patio area with poly carb roof, shingled patio area, gated access to front.

IMPORTANT INFORMATION

Council Tax Band: B
Tenure: Freehold
Energy Performance Certificate (EPC) rating: To Be Confirmed.
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 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.

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.