



Horsey Road Kirby-Le-Soken, CO13 0EQ

Situated on a substantial sized plot in the sought after village of Kirby-Le-Soken, Sheen's Estate Agents have the pleasure in offering for sale this SPACIOUS, NO ONWARD CHAIN, THREE BEDROOM SEMI-DETACHED CHALET. The property boasts light and airy accommodation throughout and is conveniently located within a quarter of a mile of the local post office and convenience store and approximately one and a half miles from Frinton's seafront, greensward and shopping facilities in Connaught Avenue. Kirby Cross's mainline railway station with links to London Liverpool Street is within a third of a mile of the property. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Three Bedrooms
- Large Conservatory
- Ground Floor Bathroom
- Newly Installed Boiler
- Substantial Sized Plot
- Large Driveway With Ample Off Street Parking
- Partially Converted Garage
- Semi-Rural Location
- Council Tax Band - C
- EPC Rating - D



Price £276,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double door leading to:

Entrance Hall

Built in storage cupboard. Built in airing cupboard housing hot water cylinder and boiler providing heating and hot water throughout. Tiled flooring. Obscured sealed unit double glazed window to side. Doors to:



Bathroom

White suite comprises of low level WC. Pedestal wash hand basin. Enclosed panelled bath with fitted shower screen and wall mounted shower attachment. Fully tiled walls. Tiled flooring. Spotlights. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



Hall/Study

Stair flight to first floor. Part tiled and fitted carpet. Radiator. Sealed unit double glazed window to front. Door to:



Lounge

16'6" into bay x 11'6"

Wall lights. Radiator. Sealed unit double glazed bay window to front.



Kitchen/Breakfast Room

11'1" x 9'5"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset one and a half ceramic bowl sink and drainer unit. Inset four ring electric hob with extractor hood above and electric oven under. Breakfast bar area. Part tiled walls. Tiled flooring. Space for fridge/freezer. Built in utility pantry with plumbing for washing machine and integral shelving units. Sealed unit double glazed window to rear. Sealed unit double glazed door leading to:



Conservatory

17'9" x 10'6"

Laminate flooring. Wall lights. Radiator. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed 'French' style doors leading to rear garden.



Landing

Loft access. Spotlights. Sealed unit double glazed window to side. Doors to:



WC

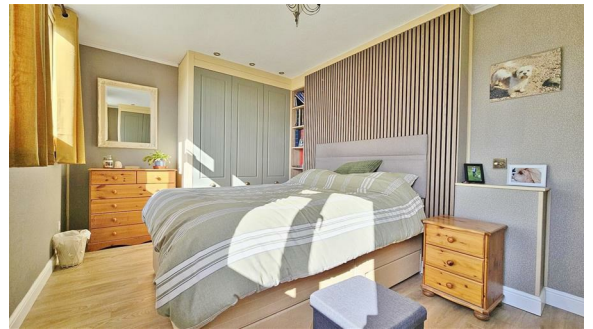
Low level WC. Wash hand basin with cupboard under. Tiled effect vinyl flooring. Spotlights. Obscured sealed unit double glazed window to side.



Bedroom One

14'10" x 10'3"

Range of fitted wardrobes with featured spotlights. Integral shelving units. Laminate flooring. Radiator. Sealed unit double glazed windows to front.



Bedroom Two

10'1" into dr x 8'7"

Built in wardrobes with sliding doors. Featured spotlights. Radiator. Sealed unit double glazed window to rear.



Bedroom Three

7'3" x 6'9"

Built in wardrobes with sliding doors. Laminate flooring. Radiator. Sealed unit double glazed window to rear.



Outside - Rear

Substantial sized garden partly paved. Remainder laid to lawn. Raised beds stocked with trees and shrubs. Sheds to remain. Private access door to partially converted garage and additional workshop area which has power/light connected. Access to front via side gate. Enclosed by panelled fencing.



Outside - Front

Hard standing concrete area providing off street parking for several vehicles leading to garage. Remainder laid to lawn.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: None

JD/03.25

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 - £150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

GROUND FLOOR



1ST FLOOR



HORSEY ROAD

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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Selling properties... not promises

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