



## Horsey Road Kirby-le-Soken, CO13 0DZ

\*\*\*IN NEED OF REFURBISHMENT\*\*\* Situated in the sought after village of Kirby-Le-Soken and being offered with NO ONWARD CHAIN, Sheen's Estate Agents have the pleasure in bringing to market for sale this THREE BEDROOM SEMI-DETACHED HOUSE. The property is also 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 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
- No Onward Chain
- In Need of Refurbishment
- Three Reception Rooms
- Non-Estate Position
- Village Location
- Garage & Off Street Parking
- Owned Solar Panels
- EPC - TBC
- Council Tax Band - C

Price £245,000 Freehold



Accommodation comprises with approximate room sizes:-

Hardwood entrance door leading to:-

### Entrance Hall

Stair-flight to first floor. Obscured sealed unit double glazed window to side. Obscured sealed unit single glazed door to:-



### Lounge

13'5" x 12'8"

Feature electric fireplace. Sealed unit double glazed window to front. Obscured sealed unit single glazed door to:-



## Kitchen

10'11" x 6"

Fitted in a range of matching fronted units. Marble effect rolled edge work surfaces. Inset stainless steel one and a half sink bowl and drainer unit. Further range of matching fronted units both eye and floor level. Space for electric oven with extractor hood above. Plumbing for washing machine. Two built in storage cupboards. Part tiled walls. Vinyl flooring. Sealed unit double glazed window to rear. Opening to:-



## Dining Room

13'4" x 8'10"

Built in storage cupboard housing oil boiler. Sealed unit double glazed sliding patio doors to:-



## Conservatory

9'6" x 8'2"

Sealed unit double glazed windows to rear and side aspect. Sealed unit double glazed door to garden.



### Landing

Loft access. Built in airing cupboard. Sealed unit double glazed window to side. Doors to:-



### Master Bedroom

13'2" x 9'10"

Fitted wardrobes. Sealed unit double glazed window to front.



### Bedroom Two

10'11" x 9'11"

Sealed unit double glazed window to rear.



### Bedroom Three

8" x 7'2"

Sealed unit double glazed window to front.



## Bathroom

White suite comprises of vanity hand wash basin with storage cupboards under. Fitted panelled bath with wall mounted shower attachment. Fully tiled walls. Radiator. Obscured sealed unit double glazed window to rear.



## W/C

Low level w/c. Sealed unit double glazed window to side.



## Outside - Rear

Part paved patio area. Remainder laid to lawn. Beds stocked well with bushes, shrubs, flowers and trees. Shed to remain. Oil tank. Obscured sealed unit double glazed door giving access to garage.



### Outside - Front

Hardstanding concrete area providing off street parking leading to garage with up and over door. Remainder laid to lawn. Beds stocked with an array of shrubs. Owned solar panels with 9-10 years left on the Feed-in-Tariff which are also linked to the hot water tank. Access to rear via garage.



### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C - £1970.52

Any Additional Property Charges:

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): Yes - For Current Correct Information Please Visit:  
<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

### DH 0925

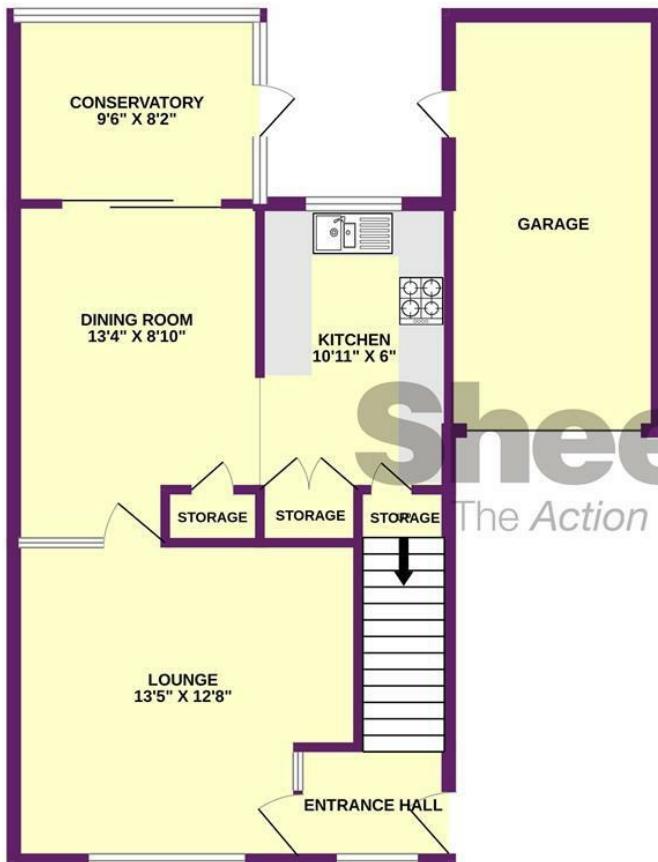
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

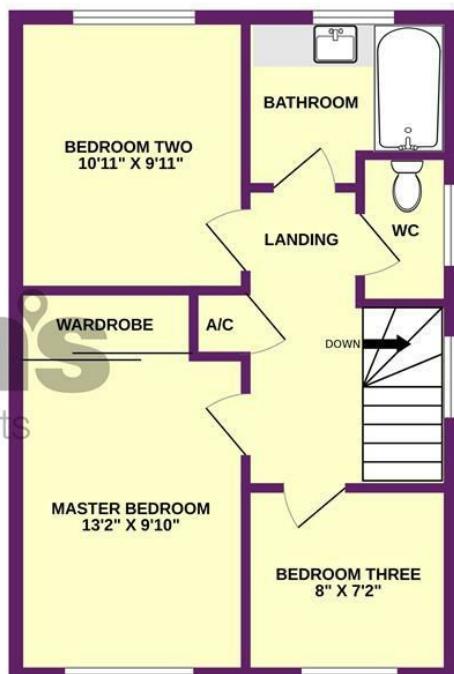
### Particular Disclaimer

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

## GROUND FLOOR



## 1ST FLOOR



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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**Sheen's**  
The Action Agents