



Dugmore Avenue Kirby-Le-Soken, CO13 0ED

**** FARMLAND VIEWS **** Being offered with NO ONWARD CHAIN and boasting a SOUTH facing rear garden, Sheen's Estate Agents are delighted to offer for sale this well presented THREE BEDROOM SEMI-DETACHED HOUSE. The property benefits from newly installed heating and electrics and is located in a cul-de-sac position in the sought after village of Kirby-le-Soken, approximately half a mile from a local convenience store, amenities and with bus routes to Frinton's Town Centre, Mainline Railway Station and Seafront. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Three Bedrooms
- No Onward Chain
- Well Presented Throughout
- Open Field Views
- Village Location
- Recently Refurbished Lounge, Kitchen & Bathroom
- Ample Off Street Parking
- Keys to View
- EPC Rating - E
- Council Tax Band - C



Price £265,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door to:-

Lobby

Wood effect laminate flooring. Stair-flight to first floor. Sealed unit double glazed window to front. Door to:-



Lounge

13'6" x 12'8"

Electric heater. Wood effect laminate flooring. Sealed unit double glazed window to front. Opening to:-



Kitchen/Dining Room

16'8" x 13"

Fitted in a range of matching fronted units. Wood effect square edge work surfaces. Inset ceramic sink bowl and drainer unit. Inset four ring induction hob with electric oven under and extractor hood above. Further range of matching units both eye and floor level. Plumbing for washing machine. Space for fridge/freezer. Part tiled walls. Wood effect laminate flooring. Spotlights. Sealed unit double glazed window to rear. Doors to:-



Conservatory

Tiled flooring. Sealed unit double glazed windows to rear. Sealed unit double glazed sliding door to garden.



Landing

Electric heater. Loft hatch. Built in airing cupboard. Obscured sealed unit double glazed window to side. Doors to:-

Bedroom One

13'1" x 9'11"

Built in wardrobe. Sealed unit double glazed window to front.



Bedroom Two

10'12" x 9'1"

Wood effect laminate flooring. Electric heater. Sealed unit double glazed window to rear.



Bedroom Three

8'3" x 7'3"

Sealed unit double glazed window to front.



Bathroom

Modern suite comprises of vanity hand wash basin with storage cupboards under. Fitted panelled bath with wall mounted shower attachment. Part tiled walls. Tiled effect vinyl flooring. Obscured sealed unit double glazed window to side.



Cloakroom

White suite comprises of low level w/c. Vanity hand wash basin with storage cupboards under. Tiled flooring. Obscured sealed unit double glazed window to side.

Outside - Rear

Part patio area. Remainder laid to lawn. Open field views. Access to side via wooden gate. Enclosed by panelled fencing.



Outside Front

Hard standing area providing ample off street parking leading to garage with up and over door. Remainder laid to lawn.



Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band C ; Payable 2025/2026 £1970.52 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): No (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: N/A

DH/03.26

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.

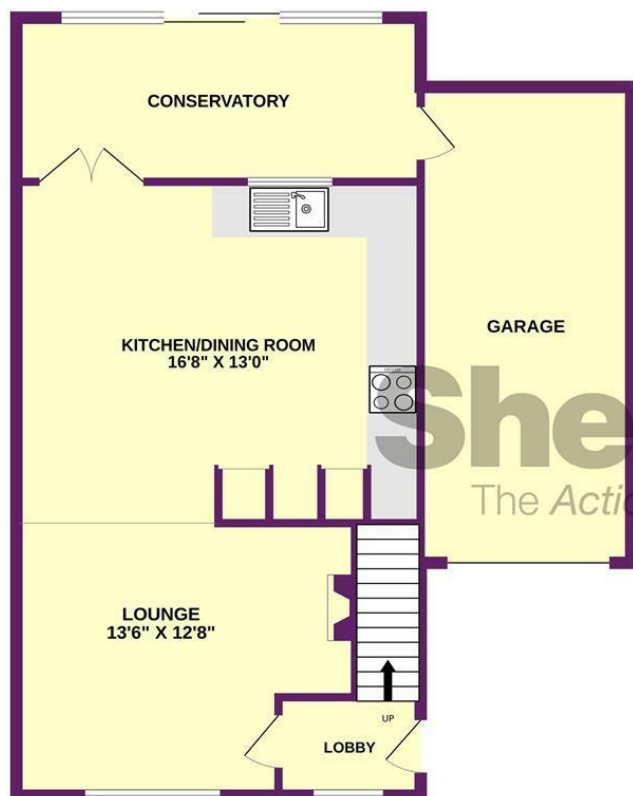
These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken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

Agents Note - Restrictive Covenants on Title

The property is subject to restrictive covenants contained within a Conveyance dated 29 May 1946 and a Transfer dated 22 September 1975, including restrictions relating to boundary features and residential use, and is subject to rights granted and reserved within the Transfer dated 22 September 1975. Purchasers are advised to seek confirmation of the full details from their legal representative.



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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