



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

Situated in the popular village of Kirby-le-Soken, Sheen's Estate Agents are pleased to offer for sale this MODERN, THREE BEDROOM SEMI-DETACHED CHALET. The property has a light and airy feel throughout and benefits from a ground floor bathroom, conservatory/utility and a secluded rear garden. The property is located within one hundred yards of the local convenience store and public houses and approximately one and quarter miles from Frinton's town centre, mainline railway station and sea front.

- Three Bedrooms
- Large Conservatory/Utility
- Ground Floor Bathroom
- First Floor WC
- Secluded Rear Garden
- Garage & Ample Off Street Parking
- Gas Central Heating
- Semi-Rural Location
- Council Tax Band - C
- EPC Rating - E



**Offers In Excess Of £300,000 Freehold**

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

### Entrance Hall

Built in storage cupboard with integral shelving units. Laminate flooring. Radiator. Doors to:



### Bathroom

Modern white suite comprises of low level WC. Pedestal wash hand basin. Enclosed L-shaped panelled bath with wall mounted shower attachment. Built in airing cupboard housing combination boiler providing heating and hot water throughout. Fully tiled walls. Tiled flooring. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.





## Kitchen

11'3" 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. Rangemaster to remain with extractor hood above. Further selection of matching units both at eye and floor level. Space for 'American' style fridge/freezer. Plumbing for washing machine. Glass display cupboard. Part tiled walls. Laminate flooring. Wall mounted heated towel rail. Open access to:



## Conservatory/Utility

16'8" x 11'8"

Range of fitted high gloss floor level cupboards. Integrated dishwasher. Rolled edge work surface. Laminate flooring. Wall lights. Radiator. Sealed unit double glazed windows to side and rear aspect. Sealed unit 'French' style doors leading to rear garden.



## Lounge

18'2" x 14'5" max

Laminate flooring. Radiator. Sealed unit double glazed windows to front. Stair flight leading to:



## Landing

Loft access with pull down ladder with partial boarding. Sealed unit double glazed window to side. Doors to:



### Bedroom One

14'8" x 9'7"

Radiator. Sealed unit double glazed windows to front.



### Bedroom Two

11'5" into dr x 11'4"

Radiator. Sealed unit double glazed window to rear.



### Bedroom Three

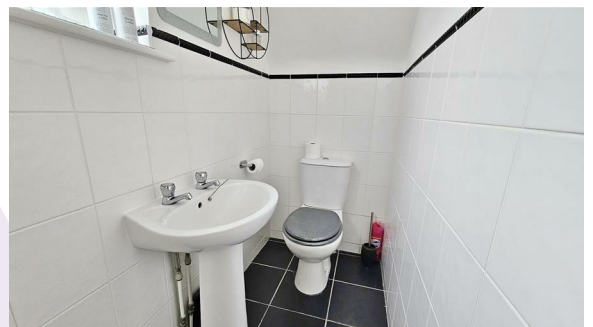
7'3" x 6'9"

Radiator. Sealed unit double glazed window to rear.



### Cloakroom

Low level WC. Pedestal wash hand basin. Part tiled walls. Tiled flooring. Obscured sealed unit double glazed window to side.





### Outside - Rear

Part raised wooden decking area. Remainder laid to lawn. Shed to remain. Private access door to garage with power and light connected. Access to front via side gate. Enclosed by panelled fencing.



### Outside - Front

Large hardstanding concrete area providing off street parking for several vehicles leading to garage with up and over door. Remainder laid to lawn.

### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges: Nione

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: None

### JAF/02.25

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

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).

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



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

