



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

Situated in the popular village of Kirby-le-soken, Sheen's Estate Agents have the pleasure in offering for sale this modern TWO BEDROOM SEMI-DETACHED BUNGALOW. The property is located in a quiet non-estate position within three hundred metres of the local convenience store and bus stops. Frinton-on-sea's town centre, mainline railway station and seafront are within two miles of the property and it is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Bedrooms
- 18'1" x 11'6" Lounge/Diner
- 10'6" Fitted Kitchen
- 18'5" UPVC D/G Conservatory
- Low Maintenance Secluded Garden
- Modern Shower Room Suite
- Garage & Parking
- Oil Central Heating
- Council Tax Band - C
- EPC Rating - E



**Price £242,995 Freehold**

Accommodation comprises with approximate room sizes:-

Sealed unit double glazed entrance door to:-

### Hallway

Built in airing cupboard. Built in further storage cupboard housing boiler. Loft access. Radiator. Doors to:-



### Master Bedroom

13'9" x 9' to wardrobe

Fitted wardrobes with sliding doors. Radiator. Sealed unit double glazed Georgian style window to front.



## Bedroom 2

10'1" x 9'2"

Radiator. Sealed unit double glazed Georgian style window to front.



## Shower Room

Modern white suite comprising of low level w/c with concealed cistern. Vanity wash hand basin with storage under. Fitted corner shower cubicle with wall mounted integrated shower. Heated towel rail. Fully tiled walls. Obscured sealed unit double glazed Georgian style window to side.



## Lounge

18'1" x 11'6"

Two radiators. Sealed unit double glazed Georgian style patio doors to conservatory. Door to:-



## Kitchen

10'6" x 8'8"

Fitted with a range of modern matching fronted units. Marble effect rolled edge worksurfaces. Inset four ring electric hob with built in oven under and extractor hood above. Inset one and a half bowl sink drainer unit with mixer tap. Further selection of matching units at both eye and floor level. Integrated fridge/freezer. Plumbing for washing machine. Part tiled walls. Wood flooring. Sealed unit double glazed Georgian style window to side. Sealed unit double glazed Georgian style window to conservatory. Sealed unit double glazed Georgian style doors to:-



## Conservatory

18'5" x 7'

Part brick base. Polycarbonate roof. Sealed unit double glazed windows to rear and side aspects. Sealed unit French doors giving access to rear.



### Outside - Rear

Un-overlooked low maintenance courtyard style garden. Majority paved. Part shingled borders. Access to front via side. Private access door to garage. Enclosed by panelled fencing.



### Outside - Front

Mainly laid to lawn. Hard standing paved area providing off street parking leading to garage with an up and over door.

### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges: No

Services Connected:

(Gas): No Oil

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

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

Non-Standard Property Features To Note: None

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## JD 0224

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  
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 sq.m.) approx.

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