

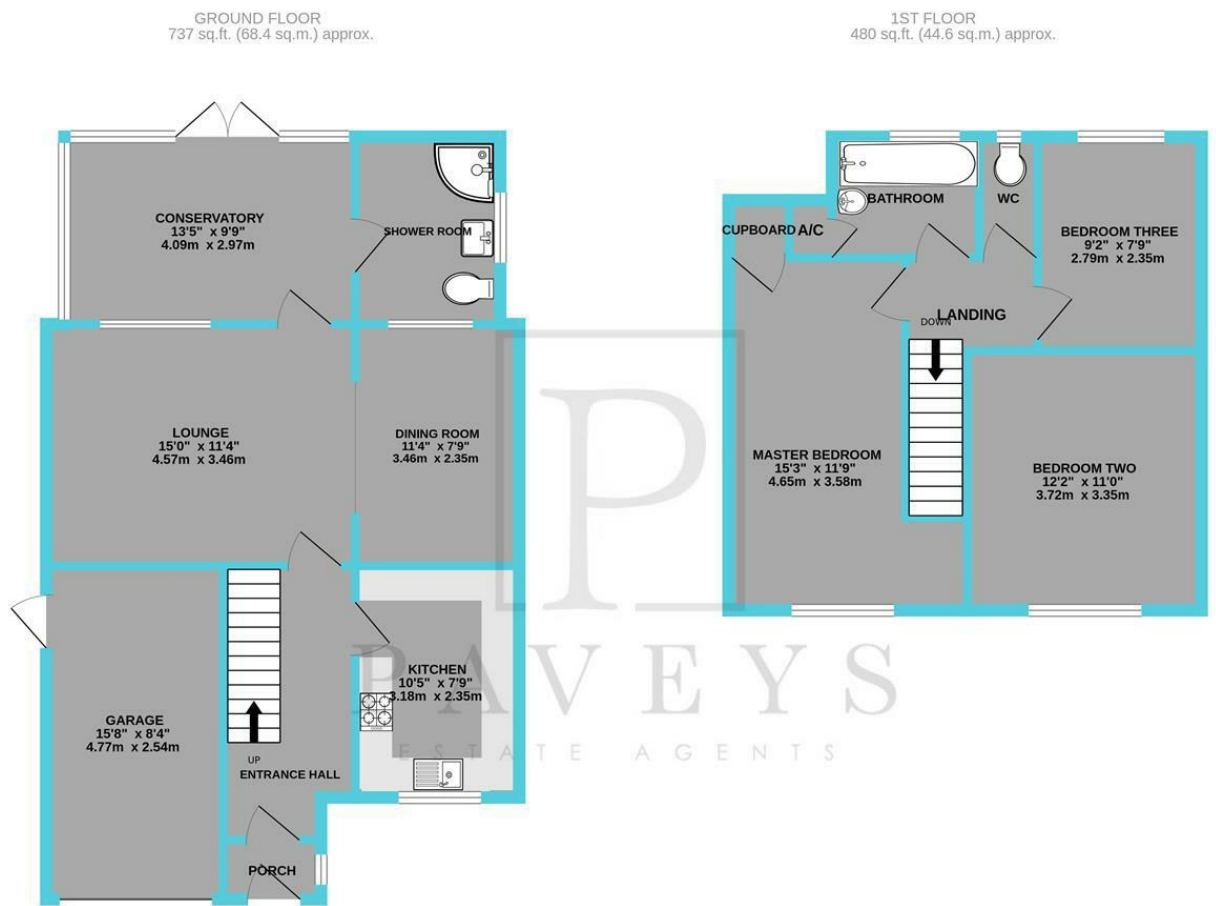
22, The Sparlings
Kirby-Le-Soken, CO13 0HD

Price £315,000 Freehold



PAVEYS
ESTATE AGENTS

NO ONWARD CHAIN! Located in peaceful cul-de-sac in the semi rural village of Kirby-le-Soken is this **THREE BEDROOM SEMI DETACHED HOUSE** with **ESTABLISHED GARDENS, GARAGE & PARKING.** This extended property is in need of some modernisation and updating and benefits from two reception rooms, a good size conservatory, kitchen, cloakroom/shower room, three first floor bedrooms, bathroom and separate cloakroom. Kirby-le-Soken is a popular village located on the outskirts off Frinton-on-Sea, the village benefits from a village store/post office, several public houses and rural walks to the beautiful Walton Backwaters. Call Paveys to arrange your appointment to view.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

TOTAL FLOOR AREA: 1217 sq.ft. (113.0 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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PORCH

UPVC double glazed entrance door to front aspect, door to Entrance Hall.

ENTRANCE HALL

Oak glazed entrance door, wood flooring, stair flight to First Floor, under stairs storage area, coved ceiling, radiator.

KITCHEN 10'5" x 7'9" (3.18m x 2.36m)

Over and under counter units, work tops, inset stainless steel sink and drainer. Integrated eye Neff level double oven, electric hob, space and plumbing for washing machine, space for under counter fridge and freezer. Double glazed window to front, vinyl flooring, part tiled walls, under unit lighting.

LOUNGE 15' x 11'4" (4.57m x 3.45m)

Double glazed window to rear, wood flooring, coved ceiling, brick built fireplace with surround TV point, open access to Dining Room, double glazed door to Conservatory, radiator.

DINING ROOM 11'4" x 7'9" (3.45m x 2.36m)

Double glazed window to rear, wood flooring, coved ceiling, radiator.

CONSERVATORY 13'5" x 9'9" (4.09m x 2.97m)

Part brick construction, double glazed French doors to rear garden, double glazed windows to rear and side aspect, wood flooring, poly carb roof, radiator.

SHOWER ROOM/CLOAKROOM

White suite comprising low level WC, vanity wash hand basin and large corner shower cubicle. Double glazed window to side, fronted double glazed window to Dining Room, tiled flooring, fully tiled walls, coved ceiling, spot lights, radiator.

FIRST FLOOR

FIRST FLOOR LANDING

Fitted carpet, loft access.

MASTER BEDROOM 15'3" x 11'9" (4.65m x 3.58m)

Double glazed window to front, coved ceiling, built in cupboard, radiator.

BEDROOM TWO 12'2" x 11' (3.71m x 3.35m)

Double glazed window to front, laminate flooring, radiator.

BEDROOM THREE 9'2" x 7'9" (2.79m x 2.36m)

Double glazed window to rear, laminate flooring, radiator.

BATHROOM

Suite comprising pedestal wash hand basin and bath shower and screen over. Double glazed window to rear, vinyl flooring, fully tiled walls, built in airing cupboard, radiator.

CLOAKROOM

Double glazed window to rear, low level WC and wall mounted wash hand basin.

OUTSIDE FRONT

Large open plan frontage, lawn area, driveway to the front of the garage, gated access to rear.

OUTSIDE REAR

GARAGE 15'8" x 8'4" (4.78m x 2.54m)

Up and over door, power and light connected (not tested by agent), double glazed door to side.

IMPORTANT INFORMATION

Council Tax Band:

Tenure:

Energy Performance Certificate (EPC) rating:

The property is connected to electric, gas, mains water and sewerage.

DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

MONEY LAUNDERING REGULATIONS 2017

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