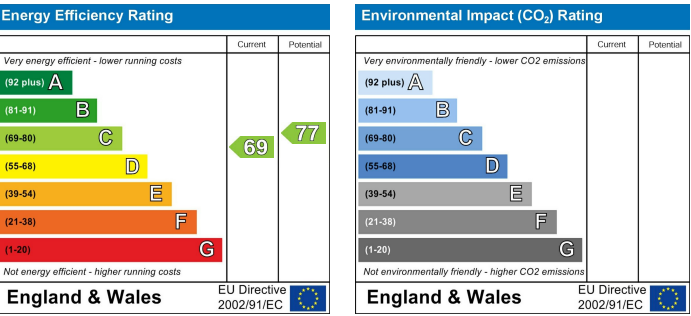
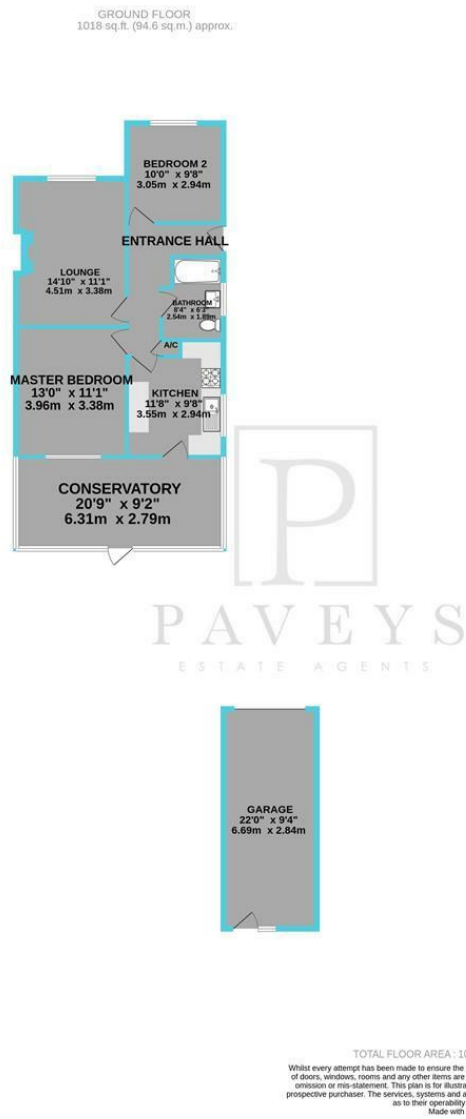




45, Walton Road
Kirby-le-Soken, CO13 0DG

Price £230,000 Freehold

New to the market is this SEMI DETACHED BUNGALOW located in Kirby-le-Soken Village to be sold with NO ONWARD CHAIN. "Amberley" is a charming property perfect positioned within a stones throw from the village store/post office and from the traditional Ship Public House. The property does require some modernisation and currently benefits from a lounge, kitchen, large conservatory, two double bedrooms and bathroom. The pretty rear garden is very private and predominately laid to lawn with established fruit trees. There is ample off road parking to the front of the detached garage. Kirby-le-Soken is a popular semi rural village on the outskirts of the coastal towns of Frinton-on-Sea and Walton-on-the-Naze with the beach and the beautiful backwaters close by. We have keys! Call Paveys today!!!



ENTRANCE HALL

UPVC double glazed entrance door to side aspect, fitted carpet, coved ceiling, loft access, built in airing cupboard, radiator.

LOUNGE 14'10 x 11'1 (4.52m x 3.38m)

Double glazed window to front, fitted carpet, fireplace with surround and hearth, coved ceiling, radiator.

KITCHEN 11'8 x 9'8 (3.56m x 2.95m)

Over and under counter units, work tops, stainless steel sink and drainer with mixer tap. Double oven, extractor over, space and plumbing for washing machine, space for fridge freezer, wall mounted boiler (not tested by Agent). Double glazed window to side, glazed door to Conservatory, vinyl flooring, part tiled walls, radiator.

CONSERVATORY 20'9 x 9'2 (6.32m x 2.79m)

Part brick construction, double glazed double doors to rear garden, double glazed windows to rear and side aspects with views over the garden, vinyl flooring, poly carb roof.

MASTER BEDROOM 13' x 11'1 (3.96m x 3.38m)

Double glazed window to rear to Conservatory, fitted carpet, coved ceiling, radiator.

BEDROOM TWO 10' x 9'8 (3.05m x 2.95m)

Double glazed window to front, fitted carpet, coved ceiling, radiator.

BATHROOM 8'4 x 6'3 (2.54m x 1.91m)

Suite comprising low level WC, wash hand basin and bath with shower over. Double glazed window to side, carpet flooring, radiator.

OUTSIDE FRONT

Lawn area with retaining shrub and plant borders, generous gated driveway which extends to the side of the property and to the front of the garage. Side access to rear.

OUTSIDE REAR

A great size rear garden, predominantly laid to lawn with retaining panel fencing, fruit trees, flower and shrubs, paved patio area, access to garage, side access to front.

DETACHED GARAGE 22' x 9'4 (6.71m x 2.84m)

Up and over door, power and light connected, courtesy door giving access to the rear garden.

IMPORTANT INFORMATION

Council Tax Band: C
Tenure: Freehold
Energy Performance Certificate (EPC) rating: C
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

Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

REFERRAL FEES

Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.