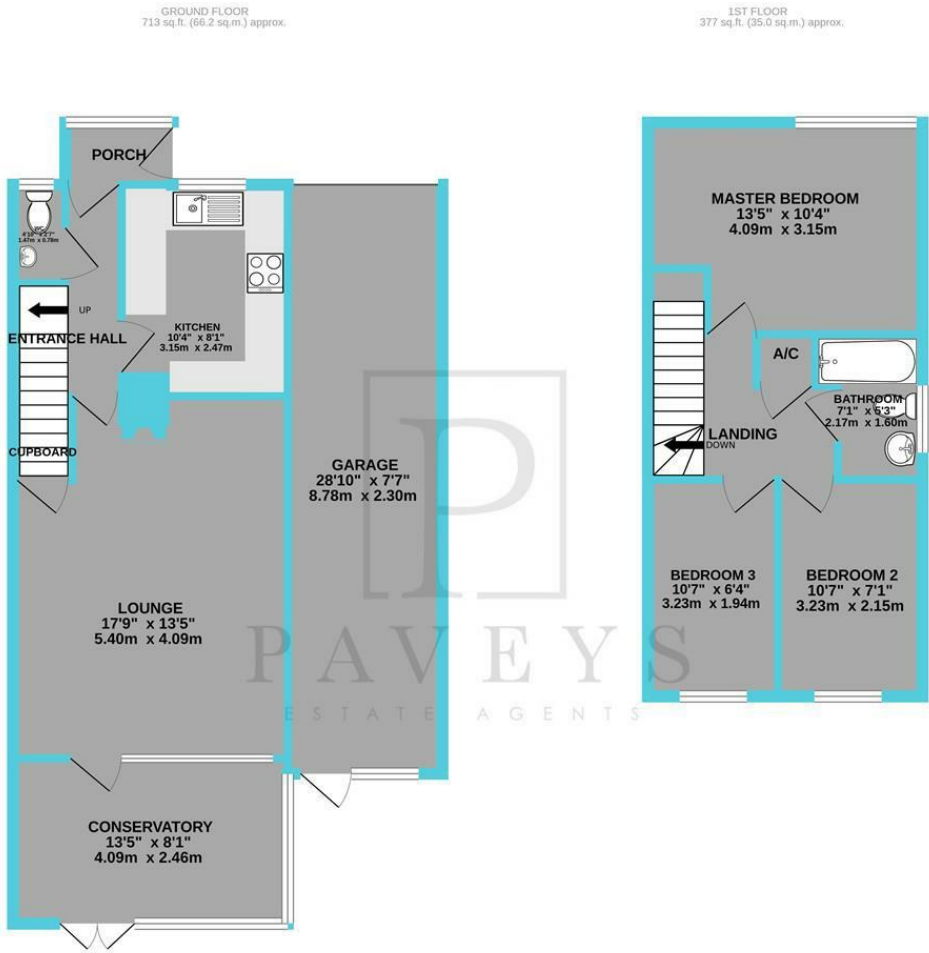




15, Horsey Road  
Kirby-Le-Soken, CO13 0DZ  
Price £275,000 Freehold



NO ONWARD CHAIN! Located in the semi-rural village of Kirby-le-Soken is this THREE BEDROOM SEMI DETACHED HOUSE with DOUBLE LENGTH GARAGE. This bright and sunny property is in need of some updating and would make a perfect family home. On the ground floor is an open plan lounge diner, kitchen and conservatory and on the first floor there are three bedrooms and bathroom. There is ample off road parking for the front of of the property with access to the 28ft double length garage. There is a private garden to the rear. Horsey Road is situated within easy reach of the Village Store, St Michaels Church, countryside walks, the Walton Backwaters and popular public houses. Kirby-le-Soken is a popular residential area with its own tennis club, bowls club and youth football club. Call Paveys today to arrange a viewing. We have keys!



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	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

**PORCH**  
UPVC double glazed entrance door, double glazed windows to front, door to Entrance Hall.

**ENTRANCE HALL**  
Glazed door to Entrance Hall, laminate flooring, coved ceiling, door to Cloakroom, stair flight

**CLOAKROOM**  
White suite comprising low level WC and wall mounted wash hand basin. Double glazed window to front, laminate flooring, radiator.

**KITCHEN 10'4 x 8'1 (3.15m x 2.46m)**  
Over and under counter units, work tops, inset stainless steel sink and drainer with mixer tap. Built in oven, gas hob with extractor over, space for under counter white goods, spaces and plumbing for washing machine and dishwasher. Double glazed window to front, laminate flooring, coved ceiling, part tiled walls.

**LOUNGE DINER 17'9 x 13'5 (5.41m x 4.09m)**  
Double glazed door and windows to rear leading to Conservatory, fitted carpet, coved ceiling, wall lights, under stairs storage cupboard, fireplace recess with surround, TV point, radiator.

**CONSERVATORY 13'5 x 8'1 (4.09m x 2.46m)**  
Part brick construction, double glazed double doors to rear garden, double glazed windows to rear and side aspects with views over the garden, tiled flooring, pitched poly carb roof, radiator.

**FIRST FLOOR**

**FIRST FLOOR LANDING**  
Fitted carpet, coved ceiling, built in airing cupboard housing wall mounted Ideal boiler (not tested by Agent), loft hatch, radiator.

**MASTER BEDROOM 13'5 x 10'4 (4.09m x 3.15m)**  
Double glazed window to rear, fitted carpet, coved ceiling, radiator.

**BEDROOM TWO 10'7 x 7'1 (3.23m x 2.16m)**  
Double glazed window to front, fitted carpet, coved ceiling, radiator.

**BEDROOM THREE 10'7 x 6'4 (3.23m x 1.93m)**  
Double glazed window to front, fitted carpet, coved ceiling, radiator.

**BATHROOM 7'1 x 5'3 (2.16m x 1.60m)**  
White suite comprising low level WC, pedestal wash hand basin and bath with shower over. Double glazed window to side, laminate flooring, fully tiled walls.

**OUTSIDE FRONT**  
Hardstanding and gravel driveway to the front of the garage providing ample off road parking, shrub borders, exterior lighting.

**OUTSIDE REAR**  
Private rear garden, laid to lawn with large block paved patio area, courtesy door to garage, retaining panel fencing, shrub and plant borders.

**DOUBLE LENGTH GARAGE 28'10 x 7'7 (8.79m x 2.31m)**  
Up and over door, power and light connected (not tested by Agent), double glazed courtesy door and window to rear garden.

**IMPORTANT INFORMATION**  
Council Tax Band: C  
Tenure: Freehold  
Energy Performance Certificate (EPC) rating: TBC  
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.