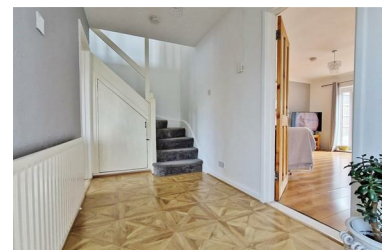




Walton Road Kirby-le-Soken, CO13 0DF

Located in the picturesque village of Kirby-le-Soken, offering spacious accommodation in a non-estate position, Sheen's Estate Agents are delighted to offer for sale this well presented THREE BEDROOM SEMI-DETACHED HOUSE. The property boasts a large kitchen/dining room, 16' lounge with double doors leading to a 60' south facing rear garden. The property is being offered with NO ONWARD CHAIN and is conveniently located opposite the local bus route and is within a short stroll of the local Public Houses, Post Office, Farmland and Backwater walks. An early inspection is highly recommended to appreciate the accommodation on offer and avoid disappointment.

- Three Bedrooms
- 13' Kitchen/Diner
- 16' x 12'6" Lounge
- 60' South Facing Rear Garden
- Village Location
- Off Street Parking
- Close To Amenities
- No Onward Chain
- EPC Rating D



Price £259,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door with matching obscured side panel leading to:-

Hallway

Stair flight to first floor. Built in under stairs storage cupboard. Radiator. Doors to all rooms. Door to:-



Lounge

16' x 12'6"

Wood flooring. Fireplace with oak mantle with log burner under. Radiator. Sealed unit double glazed French doors giving access to rear.



Kitchen/Diner

13' x 12'6"

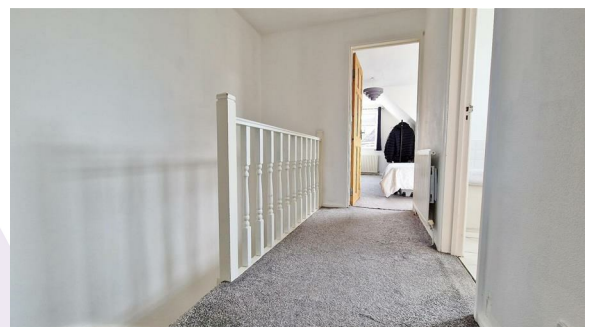
Fitted with a range of matching fronted units. Square edge wooden worksurfaces. Inset one and a half bowl stainless steel sink and drainer unit with mixer tap. Inset four ring electric hob with built in oven under and extractor hood above. Further selection of matching units at both eye and floor level. Space for fridge/freezer. Plumbing for washing machine. Enclosed wall mounted combination boiler providing heat and hot water throughout. Built in storage cupboard. Part tiled walls. Sealed unit double glazed window to front. Sealed unit double glazed window to side.



Bedroom 3

10' x 6'4"

Radiator. Sealed unit double glazed window to rear.



First Flooring Landing

Radiator. Doors to all rooms. Door to:-

Master Bedroom

16'4" x 12'7"

Fitted wardrobes with over head storage. Two radiators. Sealed unit double glazed window to side. Sealed unit double glazed window to rear.



Bedroom 2

10'6" x 9'

Built in eaves storage. Radiator. Sealed unit double glazed window to front.



Bathroom

White suite comprises low level w/c. Pedestal wash hand basin. Panelled bath with shower attachment. Fitted corner shower cubicle with wall mounted electric shower. Tiled splashback. Tiled flooring. Radiator. Two obscured sealed unit double glazed windows to side.



Outside - Rear

60' south facing rear garden. Hardstanding patio seating area. Remainder raised and laid to lawn. Further hardstanding area with wooden storage shed. Access to front via side.



Outside - Front

Majority laid to lawn. Hardstanding area providing off street parking for several vehicles.

Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

JAF/09.23

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

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.





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

