



Percival Road Kirby-le-Soken, CO13 0DL

**** STUNNING 'BACKWATER' VIEWS**
**** Being offered with NO ONWARD CHAIN**, located in the picturesque village of Kirby-le-Soken, in a quiet cul-de-sac position is this **TWO BEDROOM DETACHED BUNGALOW**. The property offers a large rear garden with panoramic countryside and 'Backwater' views. The property is conveniently located within 150 metres of the local convenience store and approximately one and a half miles from Frinton's town centre, mainline railway station and seafront.

- **Stunning 'Backwater' Views**
- **Two Double Bedrooms**
- **Sought After Quiet Village Location**
- **Private Road in a Cul-de-Sac**
- **No Onward Chain**
- **Must Be Viewed**
- **EPC Rating D**
- **Council Tax Band C**



Price £395,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured entrance door giving access to:

Hallway

Wood flooring. Built in storage cupboard. Radiator. Doors to:

Lounge

22'10" x 10'4"

Fireplace with inset log burner. Two radiators. Sealed unit double glazed window to rear. Sealed unit double glazed French style doors giving access to rear.

Kitchen

12'5" x 11'1"

Fitted with range of matching fronted units. Wood work surfaces. Inset bowl sink drainer unit. Inset four ring gas hob. Further selection of matching units at both eye and floor level. Plumbing for washing machine. Wall mounted boiler providing heating and hot water throughout. Part tiled walls. Double glazed window to rear. Obscured door leading to side.



Bathroom

White suite comprising of low level w/c. Pedestal wash hand basin. Panelled bath. Part tiled walls. Loft access. Heated towel rail. Sealed unit double glazed window to rear.



Bedroom One

12'9" x 11'1"

Built in wardrobes. Radiator. Sealed unit double glazed window to side and front.

Bedroom Two

10'7" x 10'3"

Fitted wardrobes. Radiator. Sealed unit double glazed window to front.

Outside - Rear

80ft Approx. Part patio area. Majority laid to lawn. Farmland and Backwater views. Access to front via side.



Outside - Front

Hard standing area providing ample off street parking.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges:

Services Connected:

(Gas): Yes

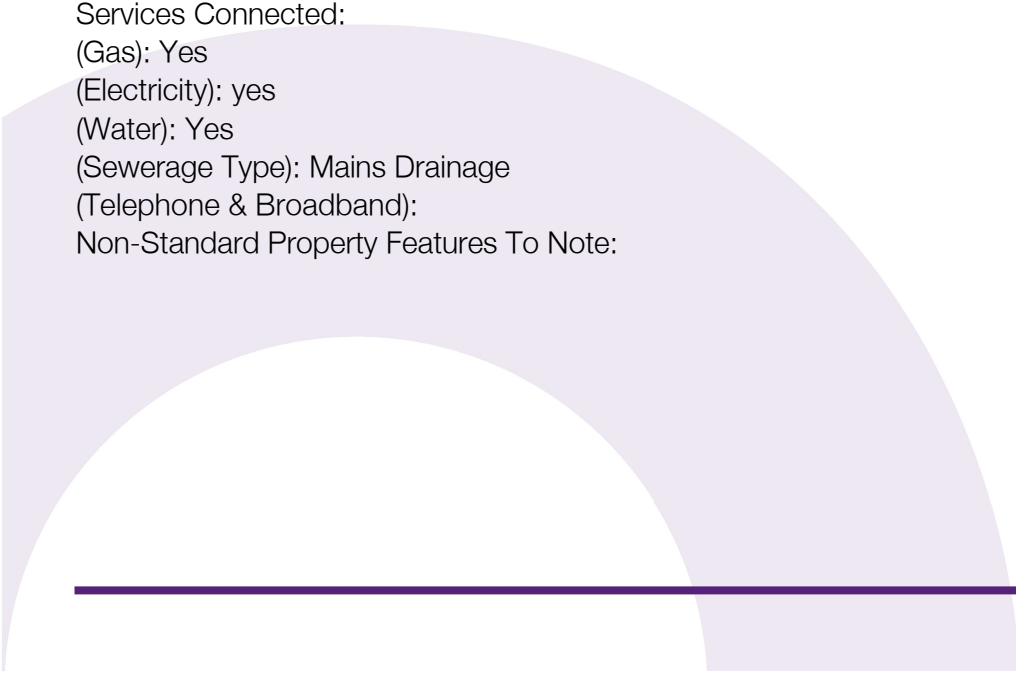
(Electricity): yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note:



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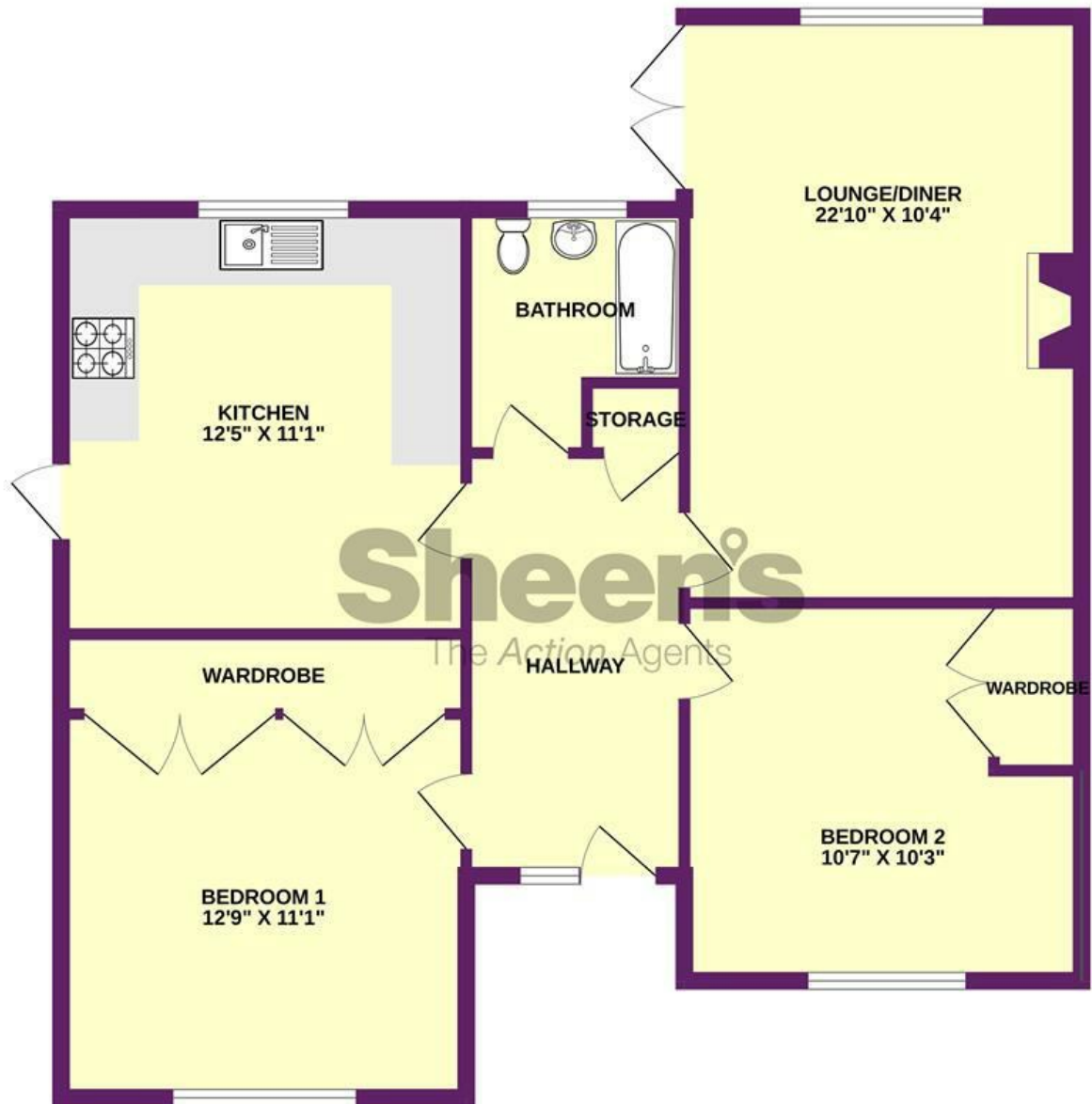
ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

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.



GROUND FLOOR



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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