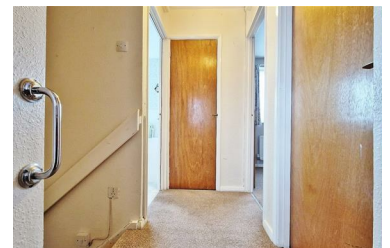




## Horseley Road Kirby-le-Soken, CO13 0DZ

Located in the popular, picturesque village of Kirby-le-Soken and being offered with NO ONWARD CHAIN is this THREE BEDROOM DETACHED FAMILY HOME. The property is in need of some modernisation throughout and boasts a 52' south facing rear garden, a spacious living/dining room area with views to the front and rear, ground floor cloakroom and ample off street parking leading to a garage. The property is located in a quiet non-estate position within three hundred metres of the local convenience store and bus stops. Frinton-on-sea's town centre, mainline railway station and seafront are within two miles of the property.

- Three Bedrooms
- Ground Floor Cloakroom
- 21' max Lounge/Dining Room
- Modernisation Required
- Water Softener Installed
- 52' South Facing Rear Garden
- Sought After Village Location
- Ample Off Street Parking & Garage
- No Onward Chain
- EPC Rating D / Council Tax Band - C



**Price £270,000 Freehold**

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door with full length obscured glazed window leading to:

### Entrance Hall

Stair flight to first floor. Radiator. Doors to:



### Cloakroom

White suite comprising of low level W/C. Wash hand basin with tiled splash back. Fitted shelving. Radiator. Obscured sealed unit double glazed window to side.





### Lounge/Dining Room

21' nar 10' x 18'5" nar 11'4"

Three radiators. Two sealed unit double glazed windows to front. Patio doors giving access to rear. Door to:



### Kitchen

10'4" x 7'10"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset stainless steel bowl sink drainer unit with filtered water drinking tap. Space for cooker. Further selection of matching units at both eye and floor level. Corner display shelving. Plumbing for washing machine. Part tiled walls. Built in under stairs storage cupboard. Sealed unit double glazed window to rear. Obscured sealed unit double glazed door to rear.



### First Floor Landing

Built in storage cupboard housing hot water cylinder. Loft access.  
Doors to:



### Master Bedroom

13'8" x 9'5"

Two built in wardrobes. Further fitted wardrobe. Radiator. Sealed unit double glazed window to front.



### Bedroom Two

12'3" x 8'2"

Radiator. Sealed unit double glazed window to front.



### Bedroom Three

9' x 8'5"

Built in wardrobe housing wall mounted boiler. Radiator. Sealed unit double glazed window to rear.





### Bathroom

Suite comprising of low level W/C. Pedestal wash hand basin. Fitted shower cubicle with wall mounted shower. Part tiled walls. Radiator. Obscured sealed unit double glazed window to rear.



### Outside - Rear

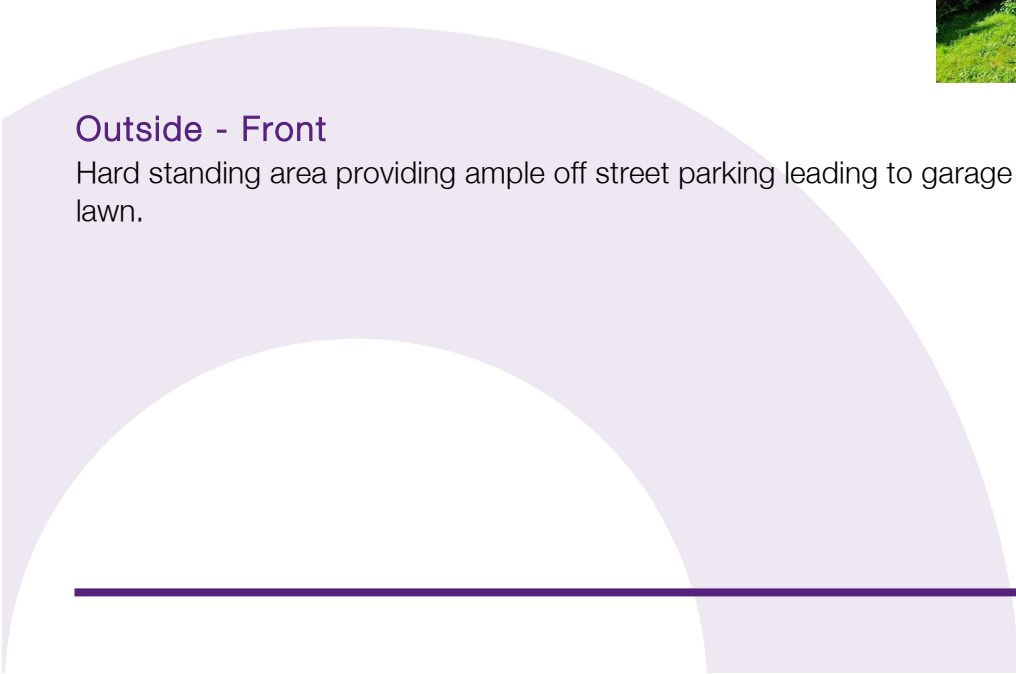
52'

South facing. Part patio area with with private access door to garage (16'7" x 8'1"). Majority laid to lawn. Borders well stocked with shrubs and bushes. Wooden storage shed. Outside tap. Access to front via side.



### Outside - Front

Hard standing area providing ample off street parking leading to garage with an up and over door. Part laid to lawn.



## 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/02.24

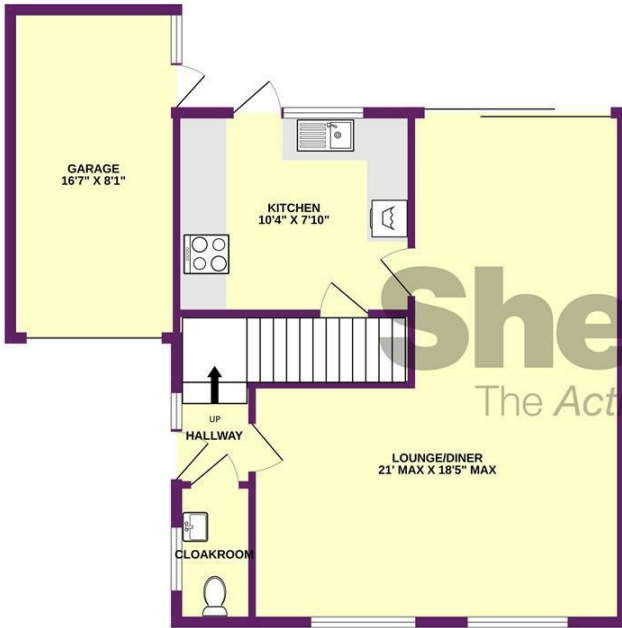
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REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated 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



1ST 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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**Sheen's**  
The Action Agents