

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH  
☎ 01255 852555 ✉ frinton@sheens.co.uk 🌐 sheens.co.uk

**Sheen's**  
The Action Agents



## Vista Avenue Kirby-Le-Soken, CO13 0DN

Situated in the sought after village of Kirby-le-Soken, Sheen's Estate Agents are pleased to offer for sale this THREE BEDROOM SEMI-DETACHED HOUSE. The property is immaculately presented throughout and is conveniently located within one hundred yards of the local convenience store and approximately one and a quarter miles from Frinton's town centre, seafront and mainline railway station. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Three Bedrooms
- Large Four Piece Bathroom Suite
- 29" Lounge/Diner
- Secluded, Landscaped Rear Garden
- Off Road Parking
- Newly Installed Boiler
- Sought After Location
- Council Tax Band C
- EPC Rating C



**Price £295,000 Freehold**

Accommodation comprises with approximate room sizes:-

### Porch

Radiator. Door to:



### Lounge/Diner

Stair flight to first floor. Wall mounted fire surround with inset electric fire and downlights. Two radiators. Sealed unit double glazed window to front. Sealed unit double glazed sliding patio door leading to rear garden. Door to:



Alternate Lounge/Diner View



**Kitchen**

Fitted with a range of matching white fronted units. Rolled edge work surfaces. Inset stainless bowl sink and drainer unit. Inset four ring gas hob with electric oven under. Fitted extractor hood. Further selection of matching units both at eye and floor level. Space for fridge and freezer. Plumbing for washing machine. Fully tiled walls. Tiled flooring. Radiator. Sealed unit double glazed window to side and rear. Obscured sealed unit double glazed door leading to rear garden.



## Landing

Built in newly installed combination boiler providing heating and hot water throughout. Loft access. Obscured sealed unit double glazed window to side. Door to:



## Bedroom One

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



## Bedroom Two

Radiator. Sealed unit double glazed window to rear.



### Bedroom Three

Radiator. Sealed unit double glazed window to front.



### Bathroom

Four piece suite comprised of low level WC. Pedestal wash hand basin. Enclosed panelled bath. Fitted shower cubicle with wall mounted shower attachment. Fully tiled walls. Laminate flooring. Wall mounted heated towel rail. Obscured sealed unit double glazed window to rear.



### Outside - Rear

East facing landscaped and low maintenance garden. Partly laid to paving. Remainder laid to lawn. Beds stocked with shrubs and trees. Shed to remain. Access to front via side gate. Outside tap. Enclosed by panelled fencing.



### Outside - Front

Block paved driveway providing off street parking for several vehicles. Beds stocked with flowers. Outside light. Enclosed by panelled fencing.



## Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: None

## JD/06.24

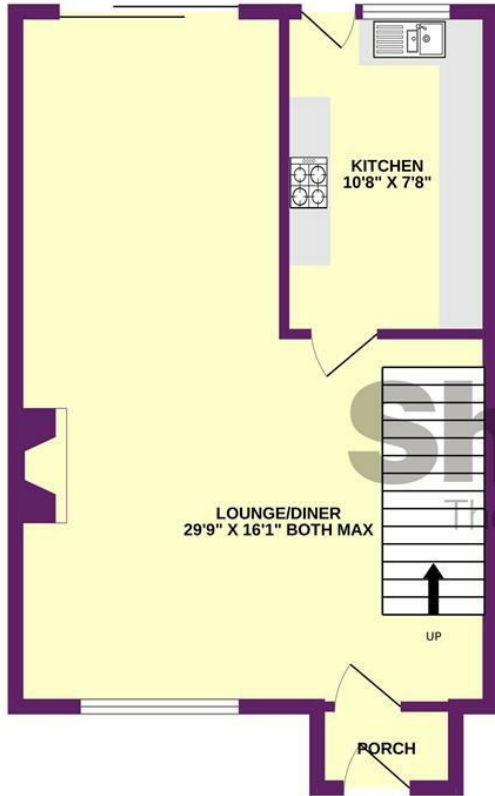
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REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated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

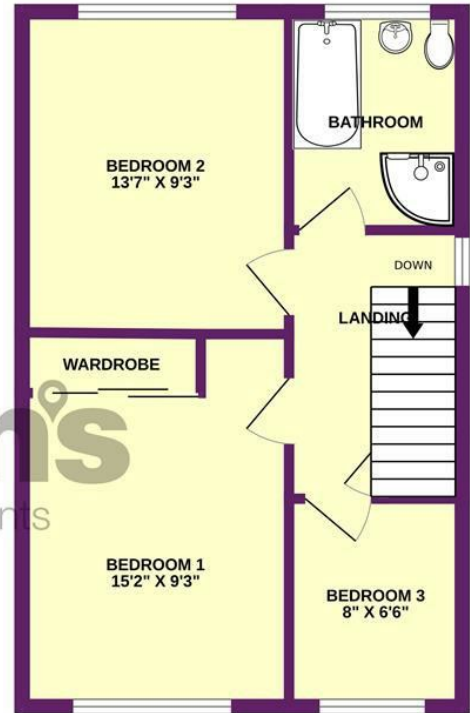
These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



GROUND FLOOR



1ST FLOOR



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VISTA AVENUE

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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