

📍 149 Connaught Avenue, Frinton-on-Sea, Essex, CO13 9AH
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Sheen's
The Action Agents



Walton Road Kirby-Le-Soken, CO13 0DE

Sheen's Lettings & Management are pleased to be offering to the market this TWO BEDROOM END-TERRACE HOUSE situated in Kirby-Le-Soken. The property benefits from two bedrooms, off street parking and is conveniently positioned approximately one and a half miles away from Frinton-on-Sea's town centre. This home will be available from the middle of September 2024. Please call us on 01255 852555 to book your viewing.

- Mid-Terrace House
- Two Double Bedrooms
- Off Street Parking
- Gas Central Heating
- Undergoing Re-Decoration
- Two Reception Rooms
- Working/Retired Tenants Only
- Available Mid-May 2022
- Call To Arrange Viewing
- EPC Rating D



£1,100 Per Calendar Month

DRAFT DETAILS - NOT YET APPROVED BY LANDLORD

Accommodation comprises with approximate room size

UPVC double glazed entrance door leading to:

Entrance Area

Stair flight to first floor. Exposed floorboards. Doors to:

Lounge

11'2" max x 11'1"

Double glazed window to front. Feature fireplace. Exposed floorboards. Radiator.



Dining Room

11'1" max x 10'11"

Double glazed door leading to rear garden. Two storage cupboards. Exposed floorboards. Radiator. Door to:



Kitchen

7'5" x 6'3"

Range of matching light wood effect fronted units and drawers at floor level. Further selection of light wood fronted units at eye level. Laminated rolled edge worksurfaces. Sink/drainer unit with mixer tap. Electric oven. Four ring gas hob. Extractor hood above. Part tiled walls. Tiled flooring. Space for washing machine. Space for fridge/freezer. Double glazed windows to side and rear.



First Floor

Loft access. Doors to:

Bedroom One

11'2" max x 11'2"

Double glazed window to front. Radiator.



Bedroom Two

11'2" max x 11'

Double glazed window to rear. Radiator. Storage cupboard. Door to:



Bathroom

White suite comprising of W/C, pedestal hand wash basin, bath with mixer tap and shower head attachment. Part tiled walls. Radiator. Double glazed obscured window to rear.



Outside - Rear

Wooden decked area. Concrete area. Rest laid to lawn. Various shrubs/trees. Side gate. Storage shed to remain. Enclosed by panelled fencing. Access to:



Outside W/C

Wash hand basin. W/C.



Outside - Front

Hardstanding area providing off street parking. Side gate giving access to rear garden.

Particular Disclaimer

These particulars are produced as a guide to the property and you should always view the property before entering into a contract or paying any referencing fees. All internal and some external photographs are taken using a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

HOLDING DEPOSIT (For the reservation of a property)

Please note: This payment may not be refunded if the Tenant or another relevant party including the Guarantor(s) withdraws, fails a Right to Rent check or provides false or misleading information which affects the suitability to rent the property. If the tenancy proceeds, the holding deposit compensates towards the damage deposit.

DEPOSIT

DEPOSIT - 5 WEEKS RENT



Selling properties... not promises

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