

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

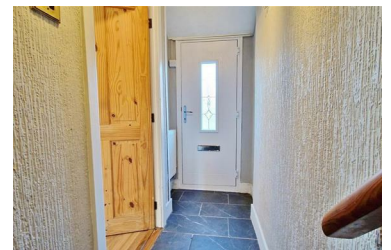
**Sheen's**  
The Action Agents



## Quay Lane Kirby-Le-Soken, CO13 0DP

Sheen's Lettings & Management are pleased to offer to let this THREE BEDROOM END-TERRACE HOUSE located in the sought after area of Kirby-le-Soken. The property benefits from off street parking, gas central heating and a 60' approx rear garden. Please call us on 01255 852555 to book your viewing.

- Three Bedrooms
- Working/Retired Tenants Only
- No Pets
- Off Street Parking
- 60' Approx Rear Garden
- Lounge/Dining Area
- Kitchen
- EPC Rating - D
- Council Tax Band - B



**£1,200 Per Calendar Month**

Obscured composite entrance door leading to:

### ENTRANCE HALLWAY

Stair flight to first floor. Tiled flooring. Radiator. Door to:



### LOUNGE/DINER

22'5 x 13' nar to 10'1

Ornamental brick built feature fireplace with tiled base. Built in under stair storage cupboard. Wood laminate flooring. Radiator. Sealed unit double glazed 'Georgian' style window to front. Open access to:



## KITCHEN

14' x 7'3

Fitted with a range of matching fronted units. Marble effect rolled edge work surfaces. Inset four ring electric hob with built in oven under and fitted extractor hood above. Inset stainless steel bowl sink drainer unit with mixer tap. Fitted breakfast bar. Space for fridge freezer. Space for washing machine. Wall mounted boiler providing hot water and heating throughout. Part tiled walls. Solid wood flooring. Radiator. Sealed unit double glazed 'French' style doors to rear. Door to:



## INNER HALLWAY

Fitted shelving. Door to:

## BATHROOM

White suite comprising of low level WC. Vanity hand wash basin with storage cupboard under. Panelled bath with wall mounted electric shower. Fully tiled walls. Fitted extractor fan. Heated towel rail. Obscured sealed unit double glazed 'Georgian' style window to rear.



## FIRST FLOOR LANDING

Loft access. Doors to:

## MASTER BEDROOM

13'4 x 12'

Built in wardrobe. Radiator. Sealed unit double glazed 'Georgian' style window to front.



## BEDROOM TWO

10' x 5'8

Two built in wardrobes and drawers. Radiator. Sealed unit double glazed 'Georgian' style window to rear.



## BEDROOM THREE

6'9 x 5'10

Radiator. Sealed unit double glazed 'Georgian' style window to rear.



## OUTSIDE - REAR

60' approx

Secluded with part patio seating area. Majority laid to lawn. Borders stocked with flowers, shrubs and bushes. Further raised seating area. Blossom tree. Enclosed by panel fencing. Access to front via side.



## OUTSIDE - FRONT

Paved hard standing area providing off street parking.



### **HOLDING DEPOSIT**

Please note on application being approved Sheen's Letting's and management take a holding deposit before the application is sent off for referencing this is £276.00, this comes off the total deposit which is £1384.00. The holding deposit is non refundable should the applicant fail referencing or withdraws their application.

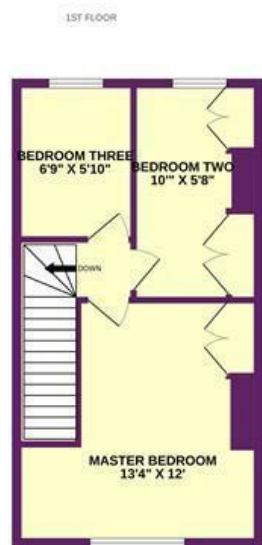
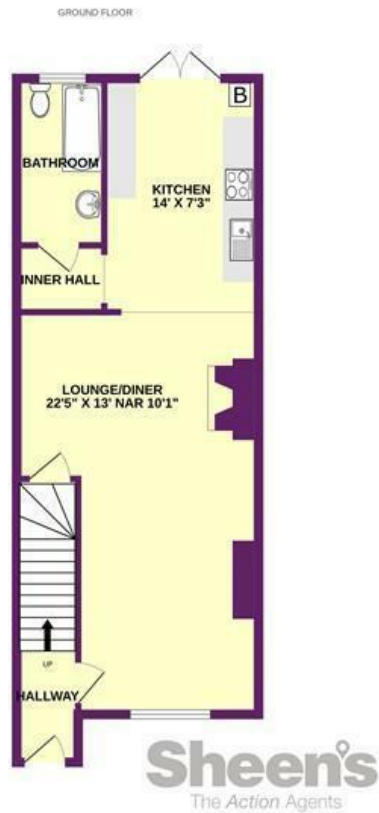
### **Checks For Right To Rent**

As part of the government 'Right To Rent' regulations we will need to confirm your UK Resident Status. If you are not a UK Resident you will need to provide a Right to Rent' document. Please contact our offices to discuss further if you have any questions or need guidance.

### **Lettings Particular Disclaimer**

These particulars do not constitute part of an offer or contract to rent the property. Please verify there accuracy personally. All internal and external photos are taken with a wide angle lens, therefore before organising 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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