



## The Street Kirby-le-Soken, CO13 0EF

Being located in the beautiful sought after village of Kirby-le-Soken, Sheen's Estate Agents have the pleasure in offering for sale this THREE BEDROOM DETACHED COTTAGE. The property is being offered with NO ONWARD CHAIN and is conveniently located within a short stroll of the local Public Houses, Post Office and Farmland and 'Backwater' picturesque walks. An early inspection is highly recommended to appreciate the accommodation on offer and to avoid disappointment.

- Three Bedrooms
- Two Reception Rooms
- Ground Floor Bathroom
- Secluded Private Rear Garden
- No Onward Chain
- Sought After Village
- Gas Central Heating
- EPC Rating E
- Council Tax Band D

**Price £210,000 Freehold**



Accommodation comprises with approximate room sizes:-

Hardwood entrance door giving access to:

### Entrance Porch

Double glazed windows to side aspect. Obscured window to front.

### Lounge

11'4" x 12'5"

Brick built fireplace with gas fire under. Wood flooring. Georgian style windows to dining room. Sealed unit double glazed window to front with Farmland views. Door to:



## Dining Room

13'7" x 10'2"

Stair flight to first floor. Radiator. Sealed unit double glazed window to side. Obscured sealed unit double glazed window to side. Door leading to:





## Kitchen

13'6" x 9'1"

Fitted with a range of matching fronted units. Marble effect rolled edge work surfaces. Inset stainless steel bowl sink drainer unit with mixer tap. Inset four ring gas hob with built in oven under. Obscured sealed unit double glazed window to side. Sealed unit double glazed window to rear. Obscured window to bathroom. Sealed unit double glazed door giving access to:



## Inner Hall

Sealed unit double glazed window to side. Sealed unit double glazed window door to rear. Door to:



### Bathroom

White suite comprising of low level W/C. Pedestal wash hand basin. Panelled bath. Fully tiled walls. Obscured sealed unit double glazed window to rear.



### First Floor

#### Landing

Radiator. Sealed unit double glazed window to side. Doors to:



#### Master Bedroom

11'7" x 11'2"

Fitted his and her wardrobes with over head storage. Radiator. Sealed unit double glazed window to front with Farmlan views.



#### Bedroom Two

13'7" x 9'2"

Built in wardrobe housing wall mounted combination gas boiler providing heating and hot water throughout. Radiator. Sealed unit double glazed window to rear.



### Bedroom Three

10' x 6'10"

Radiator. Sealed unit double glazed window to side.



### Outside - Rear

Part patio area. Remainder laid to lawn. Enclosed by panel fencing.



### JAF/03.25

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 - £150 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.

### Agents Note

We have been made aware that the property is part timber framed and single brick construction and would advise any interested parties to take further advise before incurring any expenditure.

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.

### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

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(Water): Yes

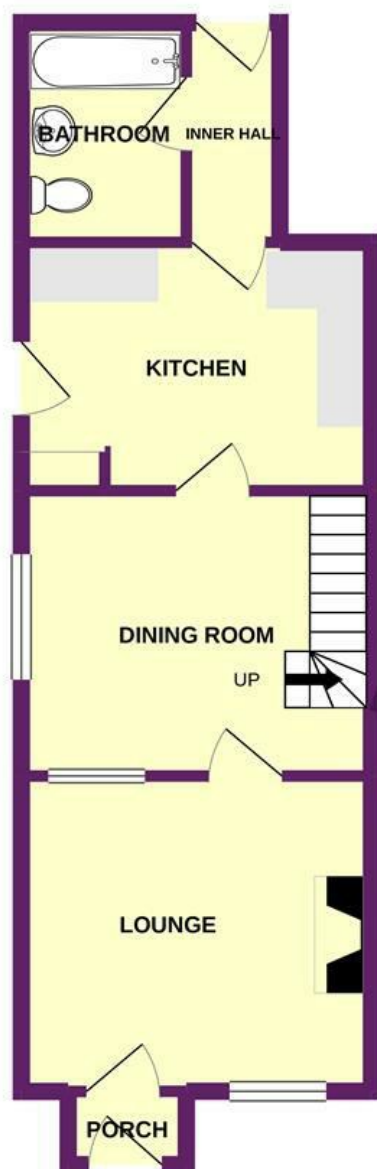
(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

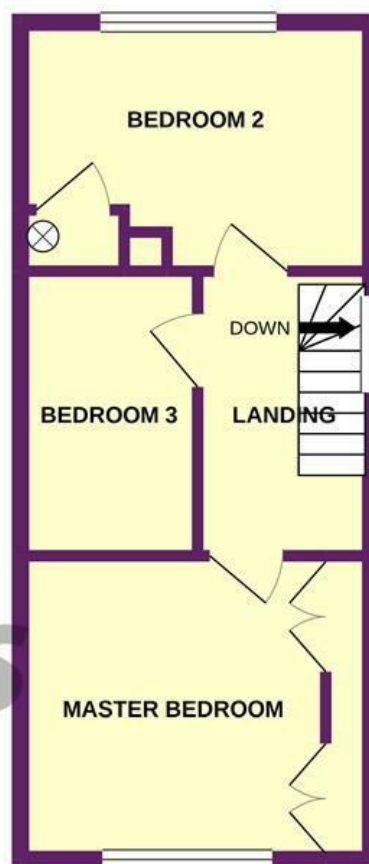
Non-Standard Property Features To Note:



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