



Quay Lane Kirby-Le-Soken, CO13 0DP

Sheen's Lettings & Management are pleased to offer to let this beautifully presented TWO BEDROOM SEMI-DETACHED 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. A viewing is highly recommended to appreciate the accommodation on offer. Please call us on 01255 852555 to book your viewing.

- Two Double Bedrooms
- Lounge
- Kitchen/Diner
- Utility Area
- Ground Floor Cloakroom
- Approx 60' Rear Garden
- Off Street Parking
- Deposit £1557.00
- Council Tax Band - B
- EPC Rating TBC



£1,350 Per Calendar Month

UPVC part glazed entrance door leading to:

LOUNGE

Double glazed window to front. Radiator. Brick fire surround



INNER HALLWAY

Stair flight to first floor. Access to:



KITCHEN/DINER

Fitted with a range of wall mounted units at both eye and floor level. Wall mounted glass fronted display cupboards. Laminated square edge work surfaces. Inset electric oven. Inset four ring gas hob with fitted extractor hood above. Integrated fridge/freezer. Part tiled walls. Tiled flooring. Radiator. Double glazed door to outside. Open access to:



UTILITY ROOM

Space and plumbing for washing machine. Space for dish washer. Inset single drainer ceramic sink unit. Part tiled walls. Tiled flooring. Double glazed window to side. Door to:



GROUND FLOOR CLOAKROOM

Radiator. Low level WC. Wall mounted hand wash basin. Tiled flooring. Double glazed frosted window to rear.



FIRST FLOOR LANDING

Doors to:



BEDROOM ONE

Radiator. Feature fireplace. Storage cupboard with hanging space. Double glazed window to rear. Door to:



BATHROOM

Three piece white suite. Panel enclosed bath. Circular sink unit with vanity unit below. Low level WC in inset vanity unit. Fully tiled walls. Inset mirror feature. Chrome effect heated towel rail. Tiled flooring. Wall mounted lit mirror. Double glazed window to side.



BEDROOM TWO

Radiator. Loft access housing combination boiler. Double glazed window to front.



OUTSIDE - REAR

approx 60'

Part stoned area. Remainder being laid to lawn. Enclosed by panel fencing. Gate giving side pedestrian access to:



OUTSIDE - FRONT

Block paved driveway 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 £311.00, this comes off the total deposit which is £1557.00. 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

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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.



Selling properties... not promises

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

Sheen's
The *Action* Agents

