



## Halstead Road Kirby-Le-Soken, CO13 0DY

Situated in a non-estate position in the sought after picturesque village of Kirby-le-Soken, in need of a full programme of modernisation, Sheen's Estate Agents have the pleasure in bringing to market this SPACIOUS, TWO BEDROOM SEMI-DETACHED BUNGALOW. The property is being offered with NO ONWARD CHAIN and benefits from a rear extension overlooking a large garden. The area offers local bus routes, medieval church, a small shop and two public houses. An early viewing is strongly advisable to avoid disappointment.

- Two Bedrooms
- Extended Lounge/Diner
- Large Plot
- Modernisation Required
- Gas Central Heating
- Close to Bus Routes, Pubs & Kirby Backwaters
- Non-Estate Position
- No Onward Chain
- Council Tax Band - C
- EPC Rating - D



**Price £250,000 Freehold**



The accommodation comprises approximate room sizes:

Obscured sealed unit double glazed door leading to:

### Entrance Hall

Built in storage cupboard. Built in airing cupboard housing combination boiler providing heating and hot water throughout. Loft access. Radiator. Doors to:



### Bedroom One

12'5" x 11'8"

Radiator. Led light windows to side. Sealed unit double glazed led light window to front.



### Bedroom Two

9'10" x 8'10"

Radiator. Sealed unit double glazed led light window to front.



### Bathroom

Suite comprises of low level WC. Pedestal wash hand basin with freestanding cupboard under. Enclosed panelled bath with fitted shower screen and wall mounted shower attachment. Part tiled walls. Wood effect vinyl flooring. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



### Lounge/Diner

18'10" x 12'

Two radiators. Sealed unit double glazed led light window to side. Sealed unit double glazed sliding patio door leading to rear garden. Door to:



## Kitchen

12'5" x 10'10"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset one and a half ceramic bowl sink and drainer unit. Inset four ring electric hob. Built in double eye level electric oven. Further selection of matching units both at eye and floor level. Breakfast bar. Space for fridge/freezer. Plumbing for washing machine. Built in larder cupboard. Part tiled walls. Vinyl stick flooring. Sealed unit double glazed led light window to rear. Obscured sealed unit double glazed door to side.





### Outside - Rear

East Facing. Part paved area. Remainder laid to lawn. Raised beds laid to shingle. Raised wooden decking. Shed to remain. Private access door to garage with sensored lights and windows to side and rear. Access to front via side gate. Enclosed by panelled fencing.



### Outside - Front

Hardstanding concrete area providing off street parking for several vehicles leading to garage with up and over door. Remainder laid to lawn. Pathway leading to entrance door. Enclosed by panelled fencing and featured brick wall.



### Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band C; Payable 2025/2026 £1970.52 Per Annum

Any Additional Property Charges: None

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains Drainage (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: None

### AML Regulations -

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

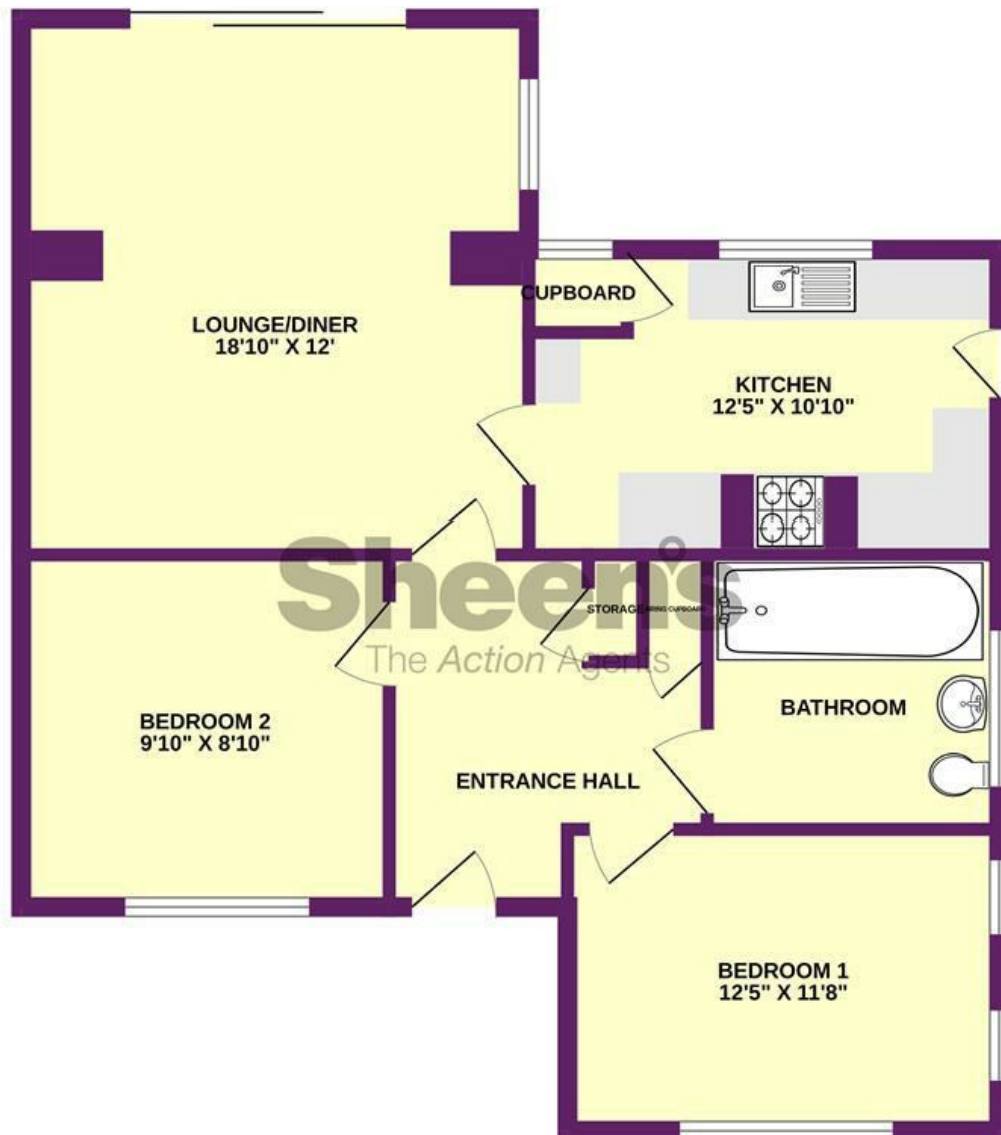
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

### Disclaimer - wide angle lens etc.

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



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