

# BRIARFIELDS, KIRBY-LE-SOKEN, ESSEX, CO13 0HE

Price

**£325,000**

FREEHOLD

- Complete Renovation Required
- Detached House In Sought After Village
  - Four Bedrooms
  - Two Reception Rooms
  - 15'3" Kitchen
- Ground Floor Cloakroom & First Floor Shower Room
  - West Facing Rear Garden
- Integral Garage & Off Street Parking
  - No Onward Chain
- EPC Rating TBC/Council Tax Band - E



**FENTONS**  
ESTATE AGENTS



**\*\* COMPLETE RENOVATION REQUIRED \*\*** Situated in the picturesque village of Kirby-le-Soken and in need of complete renovation and refurbishment throughout, is this **FOUR BEDROOM DETACHED FAMILY HOME**. The property offers a fantastic opportunity for those looking to create their ideal property and provides generous accommodation and an excellent potential to add value. The ground floor comprises of two reception rooms, a 15'3" kitchen and cloakroom. Upstairs, there are four bedrooms served by a shower room. Externally, the property enjoys a west facing rear garden, ideal for making the most of the afternoon and evening sun. To the front there is ample off street parking leading to an integral garage. Kirby-le-Soken is a charming and highly regarded Essex village that offers a traditional rural atmosphere while being conveniently close to both Frinton-on-Sea and Walton-on-the-Naze which are located within one and half miles away.

Accommodation comprises of approximate room sizes

Hardwood entrance door leading to:

#### Hallway

Stair flight to first floor with under stairs storage cupboard. Radiator. Doors to:

#### Lounge

12'5" x 12'

Radiator. Sealed unit double glazed 'Georgian' style window to front. Open plan to:

#### Dining Area

12' x 8'

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

#### Kitchen

15'3" x 7'10"

Fitted cupboards at both eye and floor level. Rolled edge work surfaces with inset bowl sink drainer unit with mixer tap. Space for cooker. Space for fridge/freezer. Part tiled walls. Tiled flooring. Sealed unit double glazed 'Georgian' style window to rear. Sealed unit double glazed 'Georgian' style door to rear.

#### Cloakroom

Suite comprising of low level W/C. Wash hand basin. Tiled flooring. Obscured sealed unit double glazed 'Georgian' style window to front.

#### First Floor Landing

Built in airing cupboard. Loft access. Radiator. Sealed unit double glazed 'Georgian' style window to front. Doors to:

#### Bedroom

13'4" x 8'3"

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

#### Bedroom

10' x 9'6"

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

#### Bedroom

12' x 10'4"

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

#### Bedroom

8'6" + dr x 8'

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

#### Shower Room

Suite comprising of low level W/C. Vanity wash hand basin. Fitted double length shower



cubicle with integrated shower. PVC wall panelling. Heated towel radiator. Obscured sealed unit double glazed 'Georgian' style window to rear.

#### Outside - Rear

Hard standing with an array of shrubs and bushes. Wood storage shed. Outside tap. Outside socket. Enclosed by panel fencing. Access to front via side.

#### Outside - Front

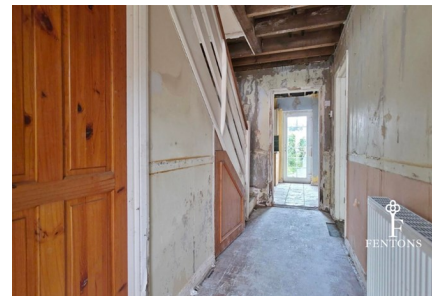
Hard standing area providing ample off street parking leading to garage with an up and over door. Part laid to lawn.

#### AML

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.

#### Disclaimer - Wide Angle Lens Etc

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.





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#### REFERRAL FEES

You will find a list of any/all referral fees we may receive on our website

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: E

Payable 2026/2027 £2831.38 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes

(Electricity): Yes

(Water): Yes

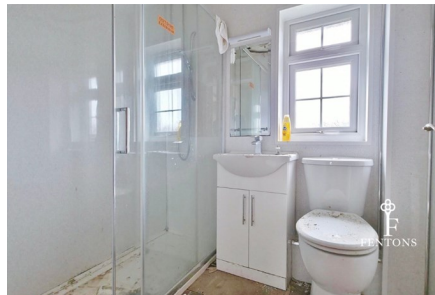
(Sewerage Type): Mains Drainage

(Telephone, Broadband & Mobile Coverage): For

Current Correct Information Please Visit:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Non Standard Property Features To Note: N/A



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Call us on

**01255 779810**

[info@fentonsstates.co.uk](mailto:info@fentonsstates.co.uk)

[www.fentonsstates.co.uk](http://www.fentonsstates.co.uk)

Council Tax Band

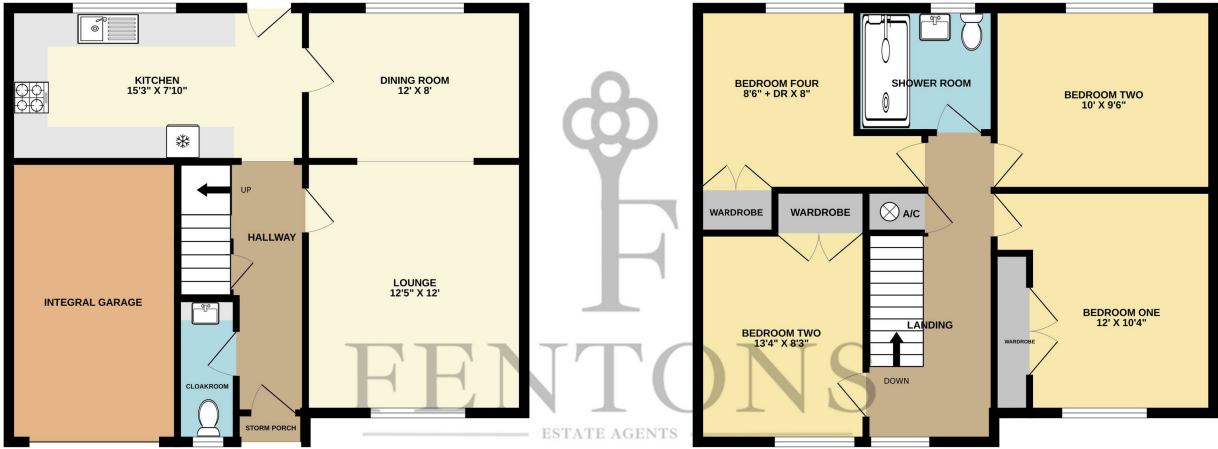
**E**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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