

# HORSEY ROAD, KIRBY-LE-SOKEN, ESSEX, CO13 0EQ

Price

£242,995

FREEHOLD

- Two Double Bedrooms
- 18'5" UPVC Conservatory
- Low Maintenance Secluded Garden
  - Oil Central Heating
- Well Presented Throughout
- Garage & Off Street Parking
- Desirable Village Location
  - Viewing Advised
- Council Tax Band - C
  - EPC Rating - E



**FENTONS**  
ESTATE AGENTS



Situated in the sought after village of Kirby-le-Soken, Fentons are delighted to bring to market this well presented, TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW. The property benefits from an 18'5" conservatory, large lounge, low maintenance secluded garden and a garage with off street parking. Occupying a quiet, non-estate location, the property is conveniently positioned approximately 300 metres from the local convenience store and nearby bus stops. Frinton-on-Sea's town centre, mainline railway station, and seafront are all within two miles, and in the valuer's opinion, an internal viewing is strongly recommended to avoid disappointment.

Accommodation comprises of approximate room sizes:

Sealed unit double glazed entrance door to:

#### Hallway

Built in airing cupboard. Built in further storage cupboard housing boiler. Loft access.

Radiator. Doors to:

#### Bedroom One

13'9" x 9' to wardrobe

Fitted wardrobes with sliding doors. Radiator. Sealed unit double glazed Georgian style window to front.

#### Bedroom Two

10'1" x 9'2"

Radiator. Sealed unit double glazed Georgian style window to front.

#### Shower Room

Modern white suite comprising of low level w/c with concealed cistern. Vanity wash hand basin with storage under. Fitted corner shower cubicle with wall mounted integrated shower. Heated towel rail. Fully tiled walls. Obscured sealed unit double glazed Georgian style window to side.

#### Lounge

18'1" x 11'6"

Two radiators. Sealed unit double glazed Georgian style patio doors to conservatory.

Door to:

#### Kitchen

10'6" x 8'8"

Fitted with a range of modern matching fronted units. Marble effect rolled edge worksurfaces. Inset four ring electric hob with built in oven under and extractor hood above. Inset one and a half bowl sink drainer unit with mixer tap. Further selection of matching units at both eye and floor level. Integrated fridge/freezer. Plumbing for washing machine. Part tiled walls. Wood flooring. Sealed unit double glazed Georgian style window to side. Sealed unit double glazed Georgian style window to conservatory. Sealed unit double glazed Georgian style doors to:

#### Conservatory

18'5" x 7'

Part brick base. Polycarbonate roof. Space for white goods. Sealed unit double glazed windows to rear and side aspects. Sealed unit French doors giving access to rear.

#### Outside - Rear

Secluded low maintenance garden. Majority paved. Part shingled borders. Access to front via side. Private access door to garage. Enclosed by panelled fencing.

## Outside - Front

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

## Material Information - Freehold Property -

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: C

Payable 2025/2026 £1,970.52 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): No - Oil

(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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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.

#### REFERRAL FEES -

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

#### 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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GROUND FLOOR



HORSEY ROAD

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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Council Tax Band

**C**



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	

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