

THE STREET, KIRBY-LE-SOKEN, ESSEX, CO13 0EE

Price

£275,000

FREEHOLD

- Character Cottage With Two Bedrooms
- Meticulously Modernised Throughout
- 11'10" Kitchen/Diner With Integrated Appliances
 - Bursting With Original Features
- Sun Room Over Looking Courtyard Garden
- Modern Fitted Bathroom With Roll Top Bath
- 16' Studio/Utility Room With Vaulted Ceiling
 - Sought After Village Location
 - No Onward Chain
- EPC Rating TBC/ Council Tax Band - B



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Situated in the sought after village of Kirby-le-Soken, Fentons Estate Agents have the pleasure in offering for sale this TWO BEDROOM CHARACTER COTTAGE. Bursting with charm and character, this delightful two bedroom cottage has been meticulously modernised throughout, effortlessly blending original period features with stylish contemporary finishes. Original converted to terrace houses in the 1890 this property is not to be missed. The accommodation includes an attractive 11'10" kitchen/diner complete with integrated appliances and a charming sun room overlooking the courtyard garden. The property further benefits from a modern fitted bathroom featuring an elegant roll top bath, while a versatile 16' studio/utility room with an impressive vaulted ceiling provides additional space ideal for a variety of uses. Offered for sale with NO ONWARD CHAIN, an early viewing is highly recommended to fully appreciate this village home within easy reach of the local post office, public houses and stunning countryside walks.

Accommodation comprises of approximate room sizes

Original hardwood stable door leading to:

Lounge

11'10" x 11'8"

Solid oak ornamental mantle with inset feature fireplace under. Engineered oak flooring. Column radiator. Oak skirting and architraves. 'Georgian' style sash window to front with fitted shutters. Open access leading to:

Kitchen/Diner

11'10" x 11'9"

Fitted with a range of bespoke Scandinavian cottage style units. Solid wood work surfaces with inset butler style sink with mixer tap. Inset four ring induction hob with built in oven under and fitted extractor fan above. Integrated dishwasher. Integrated fridge. Ornamental feature shelving. Vertical column radiator. Engineered oak flooring. Oak skirting and architraves. Stair flight to first floor. Sash window to sun room. Hardwood stable door giving access to:

Sun Room

12' x 6'5"

Part brick base. Poly-carbonated roof. Tiled flooring. Radiator . Windows to rear aspect. 'French' style doors giving access to rear.

First Floor Landing

Exposed original floorboards. Doors to:

Bedroom One

12' x 12'

Cast iron feature fireplace. Exposed original floorboards. Part wood panelled walls. Column radiator. 'Georgian' style window to front with fitted shutters.

Bedroom Two

12' x 5'

Loft access with pull down ladder (fully boarded with power and lighting connected). Column radiator. 'Georgian' style sealed unit double glazed window to rear with fitted shutters.

Bathroom

Modern white suite comprising of low level W/C . Pedestal wash hand basin. Free standing roll top bath with central taps and shower attachment. Built in airing cupboard housing wall mounted combination boiler providing heating and hot water throughout. Part wood panelled walls. Tiled flooring. Column radiator. Obscured sealed unit double glazed window to rear.

Outside - Rear

29' Low maintenance courtyard style rear garden. Majority shingled. Shadow panel fencing. Pathway leading to studio/utility. Wooden storage shed. Outside tap. Gate giving access to side. Stable door leading to:

Studio/Utility Room

16' x 7'7"

Vaulted ceiling with three 'Velux' windows. Fitted with a range of modern matching country style fronted units. Solid square edge work surfaces with inset stainless steel butler style sink with mixer tap. Integrated freezer. Plumbing for automatic washing machine. Full length broom cupboard. Picture length steel double glazed window to side. Two steel double glazed windows to side.

Outside - Front

Low maintenance. Part shingled. Outside light.

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.

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.






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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: B

Payable 2026/2027 £1801.78 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:

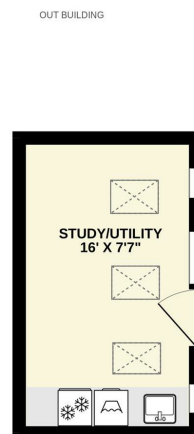
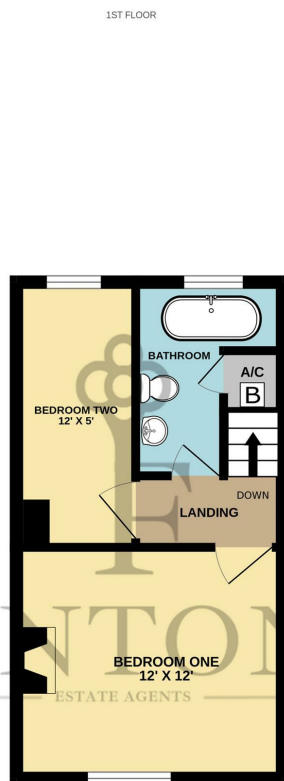
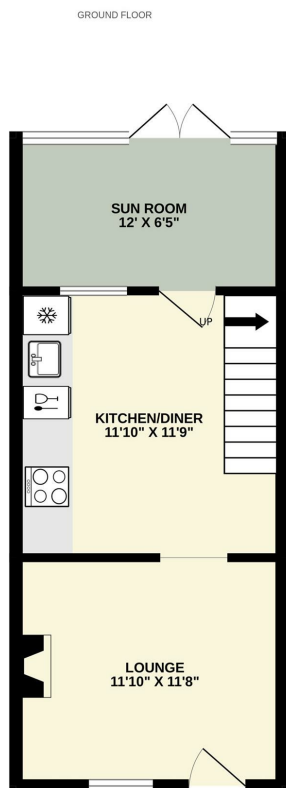
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Non Standard Property Features To Note: N/A



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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

B



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

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