



MALTING LANE, KIRBY-LE-SOKEN, ESSEX, CO13 0EH

Price

£350,000

FREEHOLD

- Three Bedrooms
- 25'6" Lounge/Diner
- Modern Kitchen & Bathroom
- Large Rear Garden
- Detached Outbuilding With First Floor Accommodation, Ideal For Conversion S.TP.P.
- Ample Off Street Parking
- First Floor Bathroom & Ground Floor Cloakroom
- Private, Sought After Lane In Kirby-le-Soken
- Council Tax Band - C
- EPC Rating - TBC

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Situated in the sought after village of Kirby-le-Soken, Fentons are delighted to bring to market this MODERN, THREE BEDROOM SEMI-DETACHED HOUSE. The property boasts from spacious open plan living throughout and benefits from a bright conservatory overlooking a large rear garden, whilst outside there is ample off street parking and a detached garage with a first floor room offering excellent potential for a home office or converted coach house, subject to the necessary planning permissions (STPP). Maltings Lane is ideally positioned close to popular local pubs and bus routes, the property is also conveniently located approximately 2 miles from Frinton-on-Sea's picturesque seafront, town centre and mainline railway station, providing excellent access to local amenities and transport links.

*** FURTHER DETAILS AND PHOTOS TO FOLLOW ***

Material Information - Freehold Property

Tenure: Freehold
Council Tax: Tendring District Council
Council Tax Band: C
Payable 2026/2027 £2059.18 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): No
(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

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.

REFERRAL FEES

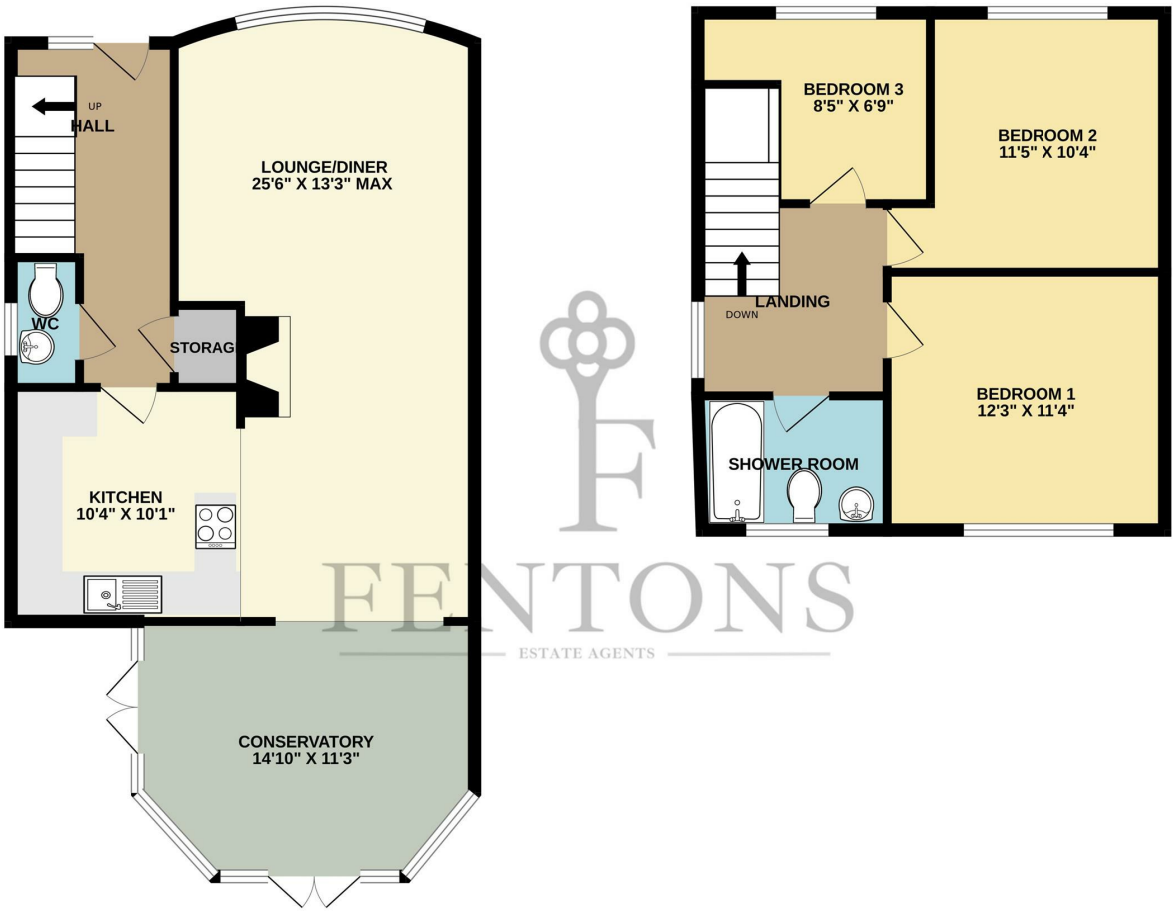
You will find a list of any/all referral fees we may receive on our website

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.

GROUND FLOOR

1ST FLOOR



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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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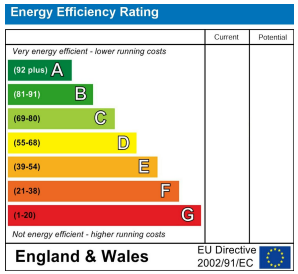
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info@fentonsestates.co.uk
www.fentonsestates.co.uk

Council Tax Band

C





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