



## The Street Kirby-Le-Soken, CO13 0EF

Sheens Estate Agents are pleased to offer for sale this THREE BEDROOM 16TH CENTURY GRADE II LISTED SEMI-DETACHED COTTAGE. The property is located in the village of Kirby-le-Soken and is conveniently positioned close to local shops and is within a five minute drive from Frinton-on-Sea. A viewing is highly recommended to appreciate the accommodation and original features on offer.

- Two/Three Bedrooms
- Lounge
- Kitchen
- Dining Room/Bedroom Three
- Bathroom
- Separate WC
- Approximately 1/4 Acre Outside Area
- Garage/Off Street Parking
- Council Tax Band - C
- EPC Rating - E



**Price £315,000 Freehold**

The accommodation comprises approximate room sizes:

Wooden entrance door leading to:

## LOUNGE

18'1 x 9'11

Stair flight to first floor. Original brick Inglenook fireplace. Wooden flooring. Beams to walls and ceiling. Sash window to front.



## KITCHEN

12'11 x 12'9

Wood fronted units at floor level. Laminated square edge work surfaces with inset one and a half bowl stainless steel sink unit. Space and plumbing for washing machine and tumble dryer. Space for cooker. Radiator. Boiler cupboard. Sash windows to side and rear. Wooden stable style door to rear. Door to:



## DINING ROOM/BEDROOM THREE

13'3 x 9'11

Brick fireplace with surround. Radiator. Sash window to front. Door to:



## GROUND FLOOR CLOAKROOM

Low level WC. Wall mounted hand wash basin. Sash window to side.



## FIRST FLOOR LANDING

Three sash windows to rear. Doors to:



## BEDROOM ONE

20'2 x 13'5

Brick fireplace. Beams to wall. Radiator. Tudor wooden flooring. Two sash windows to front. Two doors leading to landing.



## BEDROOM TWO

13' x 9'10

Wooden flooring. Radiator. Sash window to front.



## BATHROOM

Brick chimney breast. Victorian style roll top bath with mixer tap and shower attachment. Vanity unit with inset basin. Low level WC. Radiator. Two windows to side.



**OUTSIDE - REAR**

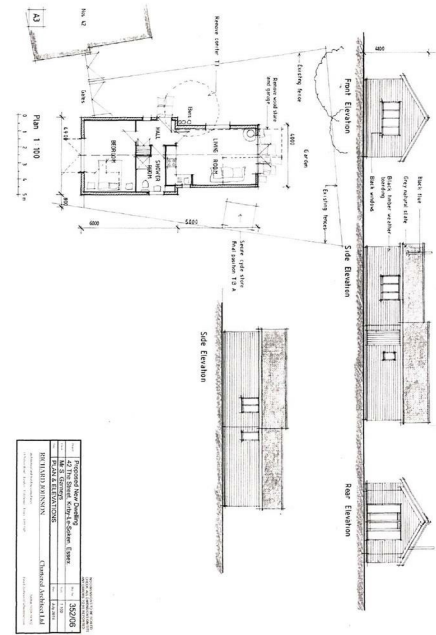
Approximately 1/4 of an acre plot. Mature shrubs and trees.  
Paved patio area. Remainder being laid to lawn. Access to:



## GARAGE/WORKSHOP

Timber framed. Doors to front.

The owner has informed us that they had previously obtained planning permission to convert the garage into a one bedroom Cottage. These plans have now lapsed, but maybe ale to be reinstated STPP.



## OUTSIDE - FRONT

Shingle driveway providing off street parking for numerous vehicles. Remainder being laid to lawn. Mature shrubs and trees.



## Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council.

Council Tax Band; C - £2059.18

Any Additional Property Charges:

Services Connected: (Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Yes

(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit:

<https://www.ofcom.org.uk/mobile-coverage-checker>

## GP 01/26

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).

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

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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## Selling properties... not promises

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