

WALTON ROAD, KIRBY-LE-SOKEN, ESSEX, CO13 0DG

Price

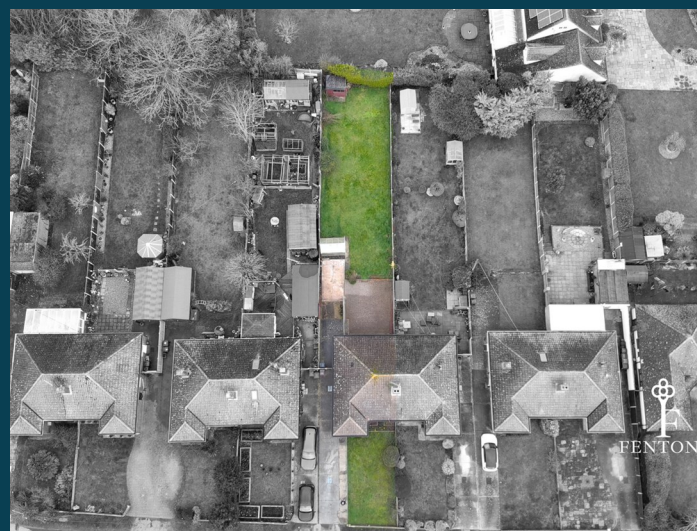
£285,000

FREEHOLD

- Two Double Bedrooms
- Non-Estate, Sought After Village Location
- Immaculately Presented Throughout
 - Modern Fitted Shower Room
 - Newly Installed Boiler 2023
 - 110' Secluded Rear Garden
 - Fully Double Glazed
 - No Onward Chain
 - EPC Rating D
 - Council Tax Band - C



FENTONS
ESTATE AGENTS



Being offered with NO ONWARD CHAIN and having undergone and complete programme of modernisation in 2023, Fentons have the pleasure in bringing to market this TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW. Located in the sought after picturesque village of Kirby-le-Soken in a non-estate position the property is within easy reach of a local post office convenience store, two public houses and within a short stroll of stunning countryside walks along the 'Backwaters'. The property boasts a modern fitted shower room, a newly installed boiler and central heating system, 110' secluded rear garden and ample off street parking to the front. An early viewing is highly recommended to fully appreciate the accommodation which is on offer.

Accommodation comprises of approximate room sizes

Obscured sealed unit double glazed entrance door leading to:

Hallway

Built in airing cupboard housing combination boiler (installed 2023.) Loft access.
Wood effect flooring. Door to:

Bedroom One

15' x 11'2"

Radiator. Sealed unit double glazed window to front.

Bedroom Two

10' x 9'10"

Radiator. Sealed unit double glazed window to front.

Shower Room

Newly fitted with a white suite comprises low level w/c with concealed cistern.
Vanity wash hand basin. Fitted shower cubicle with shower controls and attachment. Heated towel rail. Extractor fan. Obscured sealed unit double glazed window to side.

Kitchen

9'10" x 9'2"

Fitted with a range of beech effect fronted units. Marble effect rolled edge

worksurfaces. Inset stainless steel one and a half bowl sink drainer unit with mixer tap. Further selection of matching units at both eye and floor level. Freestanding cooker with extractor hood above. Plumbing for washing machine. Space for fridge/freezer. Fully tiled walls. Radiator. Obscured sealed unit double glazed window to side. Obscured sealed unit double glazed door to side. Sealed unit double glazed window to rear.

Lounge

13' x 11'2"

Radiator. Sealed unit double glazed window to rear.

Outside - Rear

110' approx

Large patio entertaining area. Majority laid to lawn. Array of bushes. Wooden storage shed to remain. Greenhouse to remain. Outside tap. Access to front via side.

Outside - Side

Hardstanding area. Access to front via gate.

Outside - Front

Large driveway providing ample off street parking for several vehicles. Part laid to lawn. Array of flowers, shrubs and bushes.

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): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

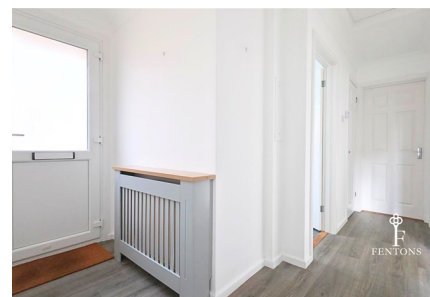
(Telephone, Broadband & Mobile Coverage): For

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

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

Disclaimer - Wide Angle Lens Etc

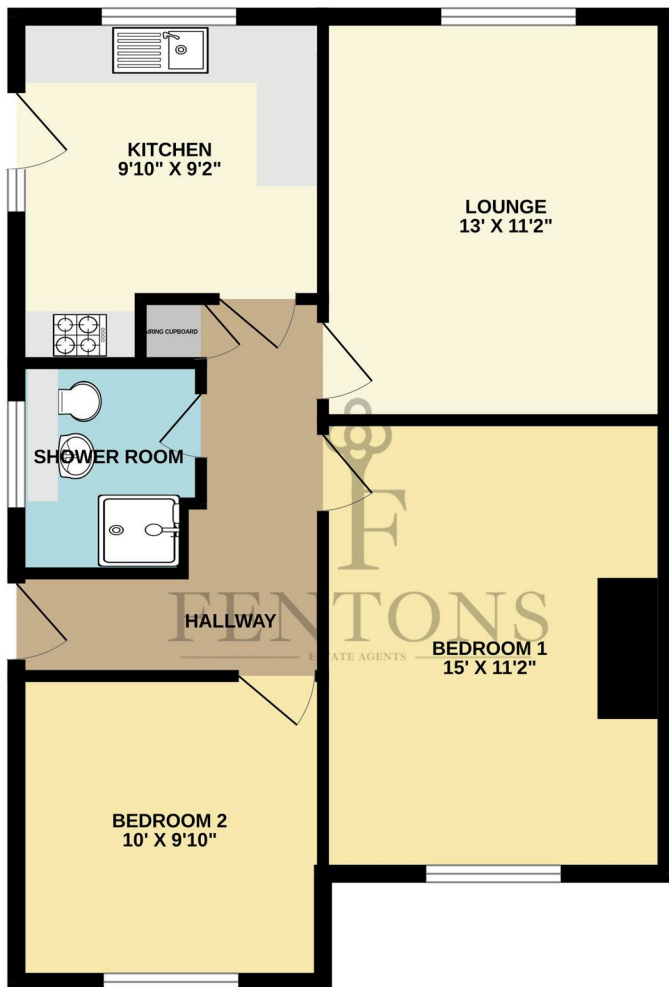
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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



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GROUND FLOOR



Call us on

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www.fentonsestates.co.uk

Council Tax Band

C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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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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