



Pyesand Kirby-Le-Soken, CO13 0EA

Situated in a quiet position in the picturesque village of Kirby-le-Soken, Sheen's Estate Agents have the pleasure in offering for sale this well presented TWO BEDROOM DETACHED BUNGALOW. The property is conveniently located within one quarter of a mile of the local post office and convenience store and is approximately one and a half miles from Frinton's shopping facilities in Connaught Avenue, schools, mainline railway station and sea front. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation which is on offer.

- **Two Double Bedrooms**
- **Modern Kitchen & Shower Room**
- **South Facing Rear Garden**
- **Garage & Off Road Parking**
- **Large Lounge**
- **Sought After Location**
- **Village Location**
- **Close to Kirby Backwaters**
- **Council Tax Band - C**
- **EPC Rating - D**



Price £305,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

Hallway

Built in storage cupboard. Loft access. Loft housing 'NU AIR' ventilation. Radiator. Doors to:



Bedroom One

12'5" x 12'5"

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



Bedroom Two

10'11" x 8'10"

Radiator. Sealed unit double glazed window to front.



Lounge

16'1" x 12'6"

Two radiators. Sealed unit double glazed windows to rear. Sealed unit double glazed 'French' style doors leading to rear garden.



Shower Room

Suite comprising of low level WC. Vanity wash hand basin with mixer tap and storage cupboard under. Fitted corner shower cubicle with double sliding doors and wall mounted shower attachments. Tiled splash back. Vinyl flooring. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



Kitchen

10'11" x 10'1"

Fitted with a range of matching fronted units. Marble effect rolled edge work surfaces. Inset stainless bowl sink and drainer unit. Inset five ring gas hob with extractor hood above. Built in double eye level electric oven. Further selection of matching units both at eye and floor level. Plumbing for washing machine. Space for fridge/freezer. Integrated dishwasher. Enclosed combination boiler providing heating and hot water throughout. Part tiled walls. Vinyl flooring. Sealed unit double glazed window to rear. Sealed unit double glazed door leading to:



Outside - Rear

South Facing. Part paved area. Remainder laid to lawn. Beds stocked with an array of trees, shrubs and bushes. Shed to remain with power connected. Private access door to garage with power/light connected. Access to front via side gate. Enclosed by panelled fencing.



Outside - Front

Hardstanding concrete area providing off street parking for several vehicles leading to garage with up and over door. Remainder laid to lawn.

Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C - £2059.18

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes Fibre optic

Non-Standard Property Features To Note: None

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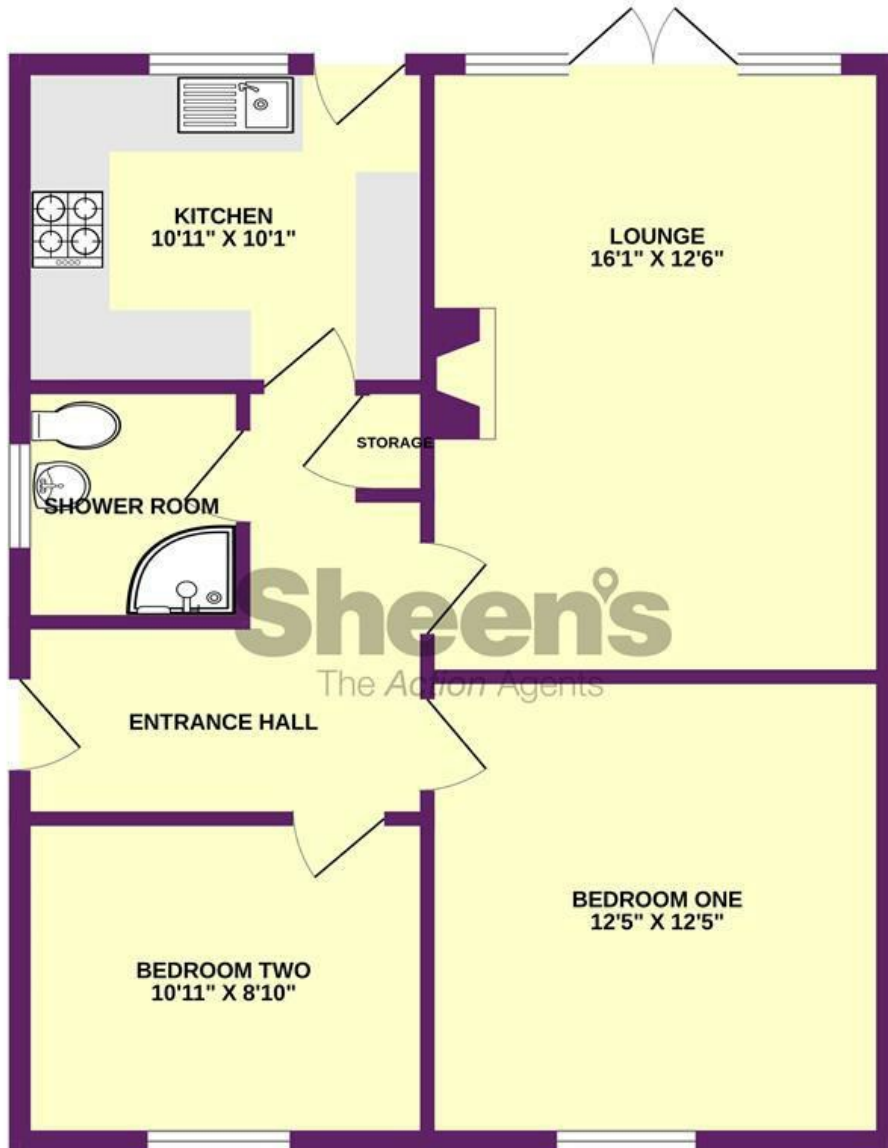
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REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

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
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 678 sq.ft. (63.0 sq.m.) approx.

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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