

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

Price

£190,000

FREEHOLD

- Three Bedrooms
- Two Reception Rooms
- Ground Floor Bathroom
- Secluded Private Rear Garden
 - No Onward Chain
- Sought After Village Location
- Close To Countryside Walks
 - Must Be Viewed
 - EPC Rating E
 - Council Tax Band - D



FENTONS
ESTATE AGENTS



Located in the beautiful sought after village of Kirby-le-Soken, Fentons Estate Agents have the pleasure in offering for sale this THREE BEDROOM DETACHED COTTAGE. The property is being offered with NO ONWARD CHAIN and is conveniently located within a short stroll of the local Public Houses, Post Office and Farmland and 'Backwater' picturesque walks. An early inspection is highly recommended to appreciate the accommodation on offer and to avoid disappointment.

Accommodation comprises of approximate room sizes

Hardwood entrance door giving access to:

Entrance Porch

Double glazed windows to side aspect. Obscured window to front.

Lounge

12'5" x 11'4"

Brick built fireplace with gas fire under. Wood flooring. Georgian style windows to dining room. Sealed unit double glazed window to front with Farmland views. Door to:

Dining Room

13'7" x 10'2"

Stair flight to first floor. Radiator. Sealed unit double glazed window to side. Obscured sealed unit double glazed window to side. Door leading to:

Kitchen

13'6" x 9'1"

Fitted with a range of matching fronted units. Marble effect rolled edge work surfaces. Inset stainless steel bowl sink drainer unit with mixer tap. Inset four ring gas hob with built in oven under. Obscured sealed unit double glazed window to side. Sealed unit double glazed window to rear. Obscured window to bathroom. Sealed unit double glazed door giving access to:

Inner Hall

Sealed unit double glazed window to side. Sealed unit double glazed window door to rear. Door to:

Bathroom

White suite comprising of low level W/C. Pedestal wash hand basin. Panelled bath. Fully tiled walls. Obscured sealed unit double glazed window to rear.

First Floor Landing

Radiator. Sealed unit double glazed window to side. Doors to:

Master Bedroom

11'7" x 11'2"

Fitted his and her wardrobes with over head storage. Radiator. Sealed unit double glazed window to front with Farmland views.

Bedroom Two

13'7" x 9'2"

Built in wardrobe housing wall mounted combination gas boiler providing heating and hot water throughout. Radiator. Sealed unit double glazed window to rear.

Bedroom Three

10' x 6'10"

Radiator. Sealed unit double glazed window to side.

Outside - Rear

Part patio area. Remainder laid to lawn. Enclosed by panel fencing.

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.

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



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Council Tax Band: D
Payable 2026/2027 £23160.58 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: The
property construction is part brick part timber.
Please speak to a mortgage representative if a
mortgage if required for purchase.

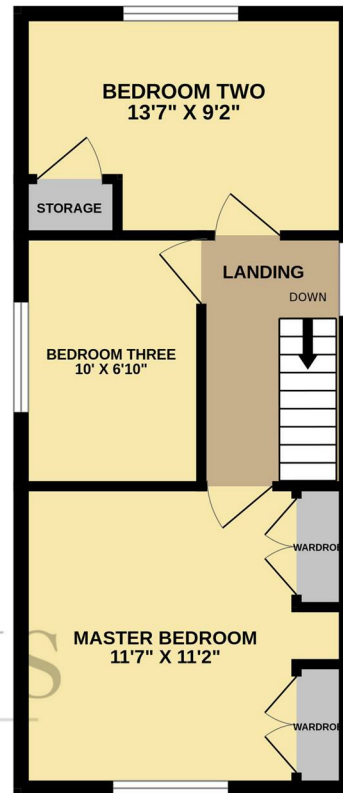
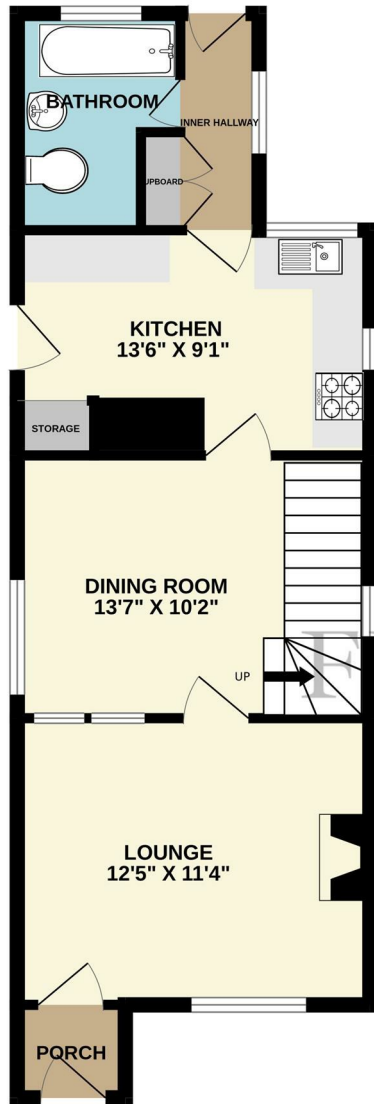


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GROUND FLOOR

1ST FLOOR



Call us on

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www.fentonsstates.co.uk

Council Tax Band

D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(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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