



BLAKE & THICKBROOM



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01255 688788
FOR SALE

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THE STREET,
KIRBY-LE-SOKEN, ESSEX, CO13 0EF
£195,000 (Asking Price)

70 Station Road, Clacton on Sea, Essex, CO15 1SP | Tel: 01255 688788 | enquiries@blake-thickbroom.co.uk
<https://www.blake-thickbroom.co.uk>

DESCRIPTION:

Blake & Thickbroom are pleased to be offering this detached 1800s built, part timber framed, cottage situated within the highly regarded village of Kirby le Soken which can be found within a five minute drive of Frinton and Sea and the seafront. This part timber framed cottage is conveniently located within walking distance of public houses and local shopping facilities. An internal inspection is warranted to fully appreciate the charm and location on offer.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along the seafront along Marine Parade East for approx one mile leading into Kings Parade. Proceed to the end of Kings Parade, bear right at the roundabout sign posted B1032 Frinton and Walton Road. Proceed across the marshes, through the village of Gt Holland for approx 3 miles under the railway bridge then bear right at the mini roundabout. Turn left at the next mini roundabout into Halstead Road. Proceed past the primary school down the hill and at the far end turn left into The Street, Kirby le Soken. Proceed past the Red Lion Public House on the right before finding the cottage on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * THREE BEDROOMS 11'6 LOUNGE *
- * 13'8 DINING ROOM *
- * 13'6 x 8'10 (max) KITCHEN DINER *
- * GROUND FLOOR BATHROOM *
- * GAS HEATING SYSTEM * DOUBLE GLAZING *
- * WALKING DISTANCE OF PUBLIC HOUSES AND SHOPPING FACILITIES *
- * NO ONWARD CHAIN * VIEWING RECOMMENDED *

ENTRANCE PORCH:

Wooden entrance door into entrance porch with glazed side aspects, further multi pane door to:

LOUNGE: 11'6 (3.51m) x 11'4 (3.45m)
(plus alcove storage). Radiator. Double glazed window to front. Brick fireplace with tiled hearth
Door to:

DINING ROOM / RECEPTION ROOM: 13'8 (4.17m) x 10'0 (3.05m)
Radiator. Double glazed window to side. Stairflight to first floor with storage space under. Access to:

KITCHEN DINER: 13'6 (4.11m) x 8'10 (2.69m)
Fitted with a range of laminated fronted units comprising of laminated rolled edge work surfaces with inset single drainer sink unit with mixer tap, cupboards, drawers under, integrated four ring gas hob with oven under. Partially tiled walls. Double glazed windows to side and rear, further door to:

REAR LOBBY:

Built in storage cupboard. Double glazed door to garden. Door to:

GROUND FLOOR BATHROOM:

White coloured suite comprising of panelled bath, pedestal wash basin, low level WC. Fully tiled walls. Radiator. Double glazed windows to rear.

FIRST FLOOR GALLERIED LANDING:

Radiator. Double glazed window to side. Doors to three bedrooms.

BEDROOM ONE: 11'7 (3.53m) x 11'2 (3.40m)
Fitted his'n'hers wardrobes with dresser recess. Radiator. Double glazed window to front.

BEDROOM TWO: 13'7 (4.14m) x 9'1 (2.77m)
Radiator. Built in storage cupboard housing wall mounted gas boiler. Double glazed window to rear.

BEDROOM THREE: 10'0 (3.05m) x 6'8 (2.03m)
Radiator. Double glazed window to side. In the valuer's opinion, this room could be converted into a first floor bathroom.

OUTSIDE:

Small shingled frontage, pedestrian access down the side to the rear garden. The rear garden is predominantly lawned with a small patio area to the rear of the property. The garden is retained by timber panelled fencing.

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AGENTS NOTES:

Material information for this property.
Tenure is Freehold.
Council Tax Band D.
EPC Rating E.
Services Connected.
Electricity - Yes.
Gas - Yes.
Water- Yes.
Sewerage type - Mains.
Telephone and Broadband coverage - Yes. Prospective purchasers should be directed to Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.
Any additional property charges - No.
Non standard properties features to note - Yes. We are aware that this property is of part brick and part timber framed construction and as such prospective purchasers requiring a mortgage should seek specific mortgage advice regarding the construction.

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GROUND FLOOR



1ST FLOOR

