



# Horsey Road, Kirby-le-Soken, Frinton-on-Sea, Essex. CO13 0DZ

- No Onward Chain
- Semi-Detached Chalet House
- Two/Three Bedroom
- Bedroom Three/Second Reception Room
- Driveway & Garage
- Private Rear Garden
- Modernisation Required
- Village Location



## PROPERTY DESCRIPTION

Nestled in the heart of the Semi-Rural Village of KIRBY LE SOKEN and being offered with NO ONWARD CHAIN, My Moving Places has the pleasure of bringing to market this THREE BEDROOM SEMI-DETACHED CHALET HOUSE. This property does require modernisation with many original features still intact from its build in the late 1960's. Internally you step through a Generous Sized Porch into the Lounge which has large windows making it a very warm and bright room. Through the Inner Hall is access to the Kitchen, Bathroom and Bedroom Three. Bedroom Three is rear facing and could also be used as a Second Reception Room. To the First Floor are Two more Bedrooms and Eves Storage. Externally, the wonderful positioning of this property means that you are not overlooked in the Rear Garden which is a Great Size and Well Stocked. To the Front is a Driveway leading to a Garage to the rear with the remainder laid to lawn. The ideal positioning of this home means you are in catchment to Kirby Primary Academy and Tendring Technology College, Close to Bus Links whilst still being set in a village location. In our opinion this home is an ideal project for someone wanting a versatile space in a village position.



## ROOM DESCRIPTIONS

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### GROUND FLOOR

#### PORCH

Wooden glazed entrance door, fitted carpet.

#### LOUNGE

14' 11" x 11' 09" (4.55m x 3.58m) Double glazed window to front aspect, gas fire with hearth and surround, radiator, fitted carpet.

#### INNER HALL

Stairs to first floor with storage under, radiator, fitted carpet.

#### KITCHEN

9' 07" x 8' 05" (2.92m x 2.57m) Wooden glazed door to side aspect, double glazed window to side aspect. Original wall units, stainless steel sink and drainer unit, inset four ring electric hob. Space and plumbing for washing machine.

#### BEDROOM THREE/SECOND RECEPTION ROOM

12' 08" x 9' 0" (3.86m x 2.74m) Double glazed patio doors to garden, radiator, fitted carpet.

### BATHROOM

Suite comprising of low level WC, pedestal wash hand basin and bath with mixer taps and shower attachment. Obscure window to rear aspect, part tiled walls, radiator.

### FIRST FLOOR

#### LANDING

Eaves storage cupboards, fitted carpet.

#### MASTER BEDROOM

Double glazed window to front aspect, built in wardrobes, radiator.

#### BEDROOM TWO

Double glazed windows to side and rear aspects, radiator, fitted carpet.

### EXTERIOR

#### GARDEN

To the Front: Driveway leading to garage with remainder laid to lawn.

To the Rear: Commencing with block paved patio with remainder laid to lawn, pathway leading to raised pond, greenhouse and courtesy door to garage. Access to front via side gate, outside tap.

#### GARAGE

Up and over door, power, courtesy door to garden.

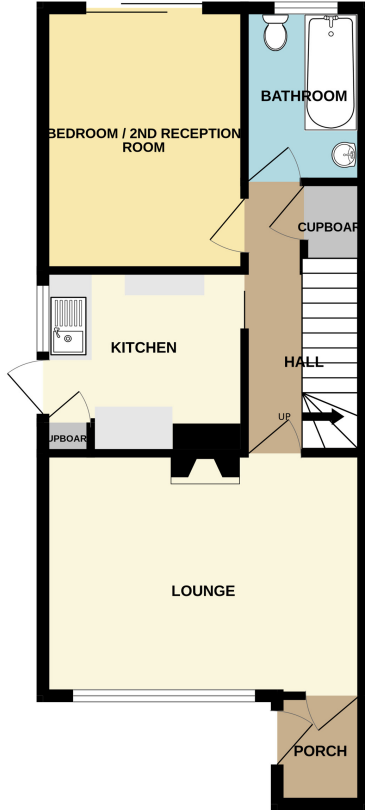


# FLOORPLAN & EPC



GROUND FLOOR

1ST FLOOR



HORSEY ROAD

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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| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         | 77        |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> | 42                      |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| <b>England, Scotland &amp; Wales</b>        |          | EU Directive 2002/91/EC |           |

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