

REDUCED

Guide Price £300,000 Freehold



Angela, Edith Road, Kirby-le-Soken, Frinton-on-Sea, Essex . CO13 0DH

- Two Double Bedrooms
- Detached Bungalow
- No Onward Chain - Keys To View
- Double Glazed & Gas Central Heating Throughout
- Wide Plot
- Front & rear Gardens
- Driveway & Garage
- Semi-Rural Village Location



PROPERTY DESCRIPTION

*** GUIDE PRICE £300,000/£325,000 ***

Being offered with NO ONWARD CHAIN and located in the popular village of KIRBY-LE-SOKEN we have the pleasure in offering For Sale this TWO DOUBLE BEDROOM DETACHED BUNGALOW. Positioned in a private road this home is ideal for someone wanting to live in a semi-rural location. The village offers a local Post Office and Pub as well as Bus Links to surrounding areas. Internally there is a 17' Lounge with fireplace, Kitchen, Two Double Bedrooms, Shower Room and Cloakroom. Externally the bungalow, which is positioned on a wide plot, has a Good Sized Front Garden, Driveway leading to a Garage and a West Facing Rear Garden. A viewing is essential to appreciate the location and versatility of this home.



ROOM DESCRIPTIONS

ACCOMMODATION

ENTRANCE HALL

Wooden entrance door, loft access, shelved storage cupboard, tiled flooring, radiator.

LOUNGE

Double glazed windows to front and side aspects, fire place with surround and hearth, parquet flooring, wall lights, textured and coved ceiling, two radiators.

KITCHEN

Range of matching base, drawer and eye level units, roll edge work surface inset stainless steel sink and drainer. Larder cupboard housing wall mounted boiler and double glazed window to side aspect. Space for fridge/freezer, space for electric cooker with extractor over, space and plumbing for washing machine and dishwasher. Double glazed windows to front and side aspect, UPVC door to side aspect, vinyl flooring, radiator.

BEDROOM ONE

Double glazed window to rear aspect, fitted carpet, textured ceiling, radiator.

BEDROOM TWO

Double glazed French doors to rear garden, tiled flooring, textured ceiling, radiator.

CLOAKROOM

White low level WC. Obscure double glazed window to side aspect, tiled walls, vinyl flooring, textured and coved ceiling, radiator.

SHOWER ROOM

White suite comprising low level WC, pedestal wash hand basin, wide shower cubicle with main shower. Obscure double glazed window to rear aspect, fully tiled walls, textured and coved ceiling, heated towel rail.

EXTERIOR

GARDEN

To the Front: Driveway to Garage, pathway leading to storm porch, remainder laid to lawn with mature shrubs. Access to rear via gate.

To the Rear: Patio area situated behind the garage and store room, remainder laid to lawn, mature shrubs and trees.

GARAGE & STORE ROOM

Garage: Up and over door, power and light. Window to store room.

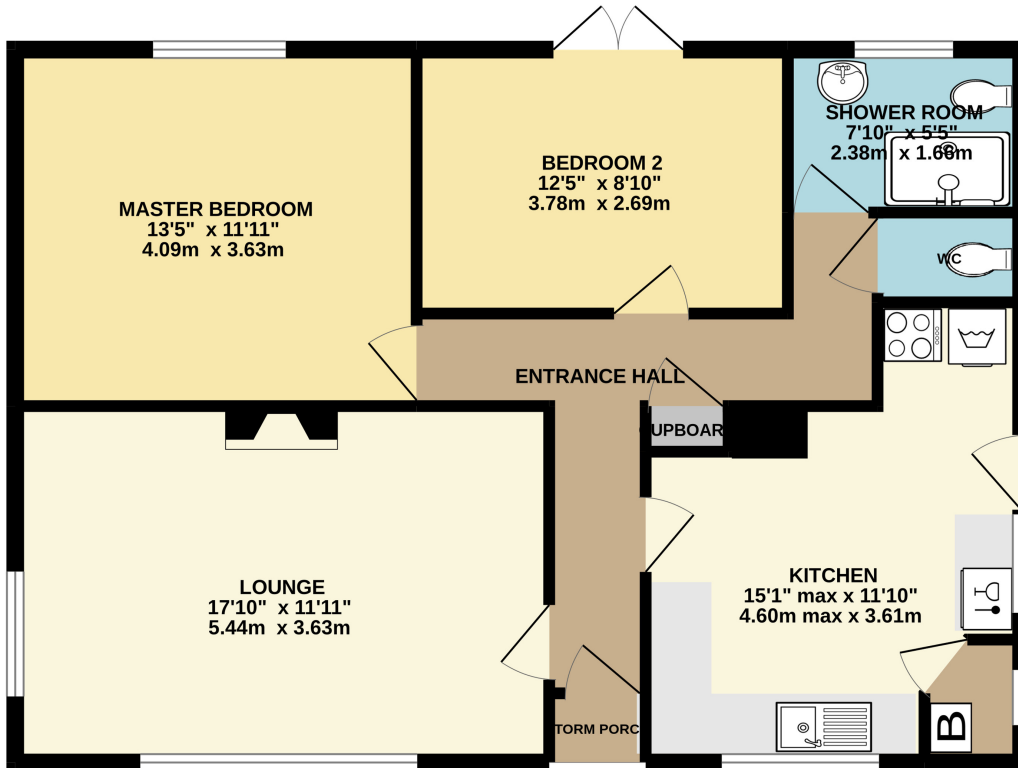
Store Room: Window to rear aspect, power and light.



FLOORPLAN & EPC



ACCOMMODATION



EDITH 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			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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