

FOR SALE

£239,995 Freehold



50 The Street, Kirby-le-Soken, Frinton-on-Sea, Essex . CO13 0EF

- Village Location
- Double Glazing & Central Heating
- Spacious Attic Room
- Kitchen/Breakfast Room
- Full Of Character
- Two Bedrooms
- Character Cottage
- Rear Garden



PROPERTY DESCRIPTION

Charming Cottage located in the much sought after village of KIRBY LE SOKEN. This property has a Lounge, Kitchen/Breakfast room, First floor Bedroom and bathroom and a spacious attic room with storage to the second floor. Full of character and features throughout a viewing is highly recommended.



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALL

UPVC double glazed entrance door

LOUNGE

Double glazed double opening window to front, stairs to First floor, fireplace with surround and hearth. Laminate flooring, exposed beams to ceiling, radiator.

KITCHEN/BREAKFAST ROOM

Range of base and matching eye level units, work surface inset stainless steel sink and drainer unit. Built in oven and hob, integrated fridge/freezer, space and plumbing for washing machine. Double glazed window to rear, double glazed door to rear garden, quarry tiled flooring, tiled walls.

FIRST FLOOR

LANDING

stairs to 2nd floor

BEDROOM ONE

Double glazed window to front, fitted carpet, fireplace, fitted wardrobe, radiator.

BATHROOM

Suite comprising low level WC, pedestal wash hand basin and bath. Obscure double glazed window to side, tiled flooring, radiator.

SECOND FLOOR

BEDROOM TWO

A spacious attic room with laminate flooring.

EXTERIOR

Rear Garden

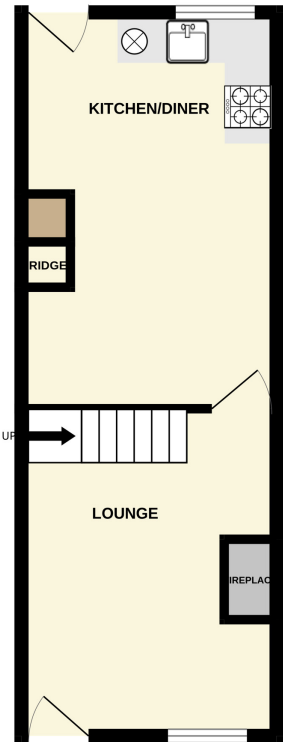
Paved rear garden with lawn area to the rear. Enclosed by panelled fencing.



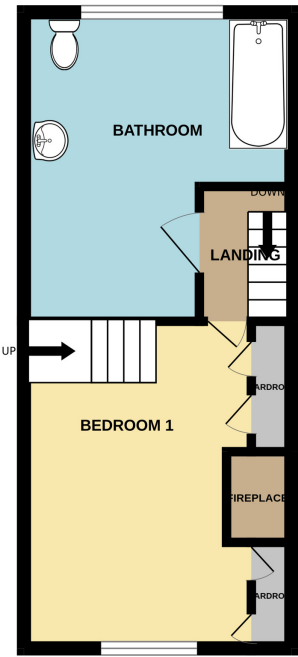
FLOORPLAN & EPC



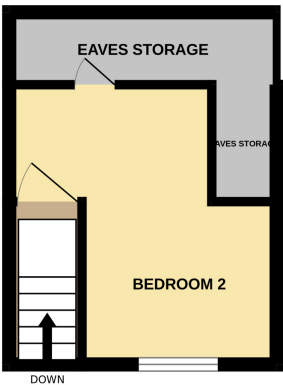
GROUND FLOOR
320 sq.ft. (29.7 sq.m.) approx.



1ST FLOOR
295 sq.ft. (27.4 sq.m.) approx.



2ND FLOOR
163 sq.ft. (15.2 sq.m.) approx.



TOTAL FLOOR AREA : 777 sq.ft. (72.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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