



**Horseley Road
Kirby-le-Soken
Frinton-on-Sea
Essex
CO13**

Offers in Excess of £345,000

bettermove

Horsey Road Frinton-on-Sea

Bettermove are proud to present this 3 bedroom detached house in Kirby-Le-Soken.

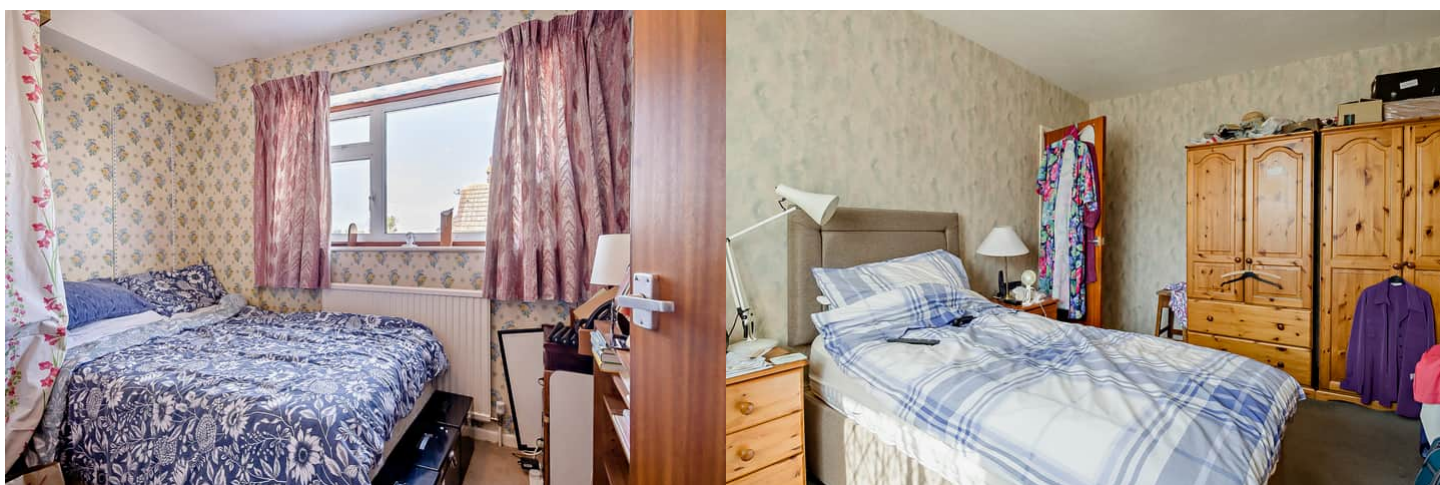
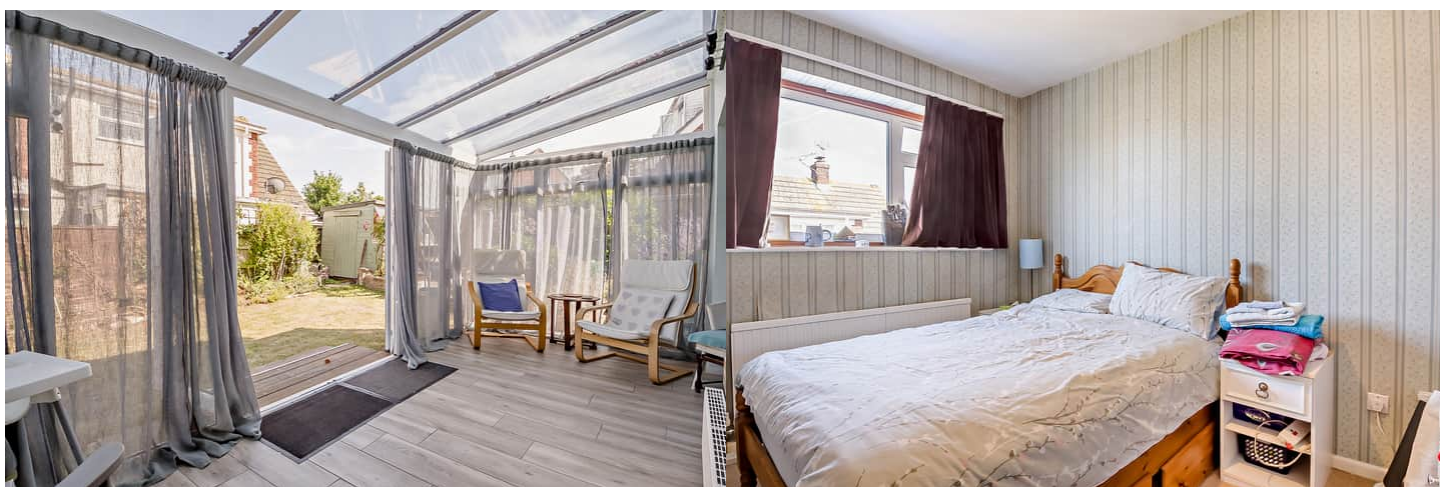
The property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway, and a double garage.

The council tax band is D.

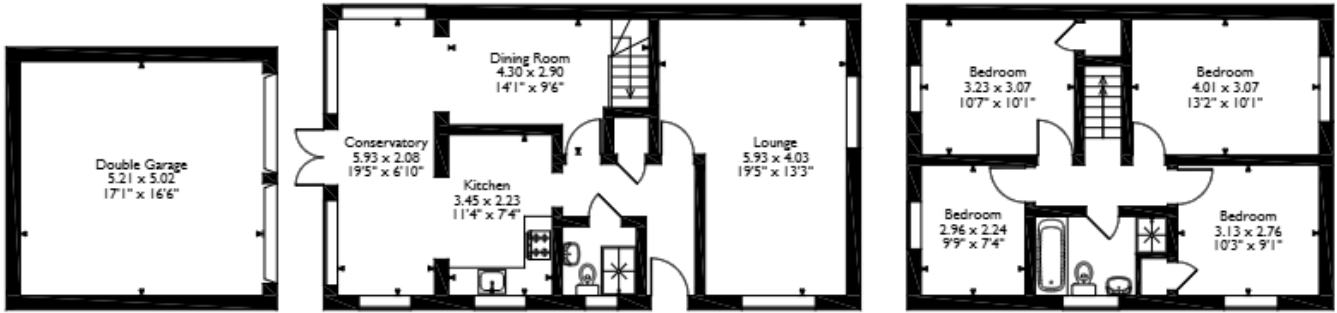
The interior of this property, which may require some modernisation throughout, comprises a spacious living room, dining room, fitted kitchen, conservatory, and shower room on the ground floor. The first floor consists of four bedrooms and the family bathroom. The exterior boasts a private rear garden, mainly laid to lawn, perfect for enjoying the summer months.

Located in the sought after coastal village of Kirby-le-Soken, Frinton-on-Sea, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Kirby Cross train station, a variety of local bus routes, and quick access to the A12.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Horsey Road, Kirby-le-Soken, Frinton-on-Sea, Essex
 Approximate Gross Internal Area
 Main House = 116 Sq M/1249 Sq Ft
 Garage = 26 Sq M/280 Sq Ft
 Total = 142 Sq M/1529 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	78	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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