



LAMB & CO

**Clacton-on-Sea**

52 Station Road  
Clacton-on-Sea  
Essex CO15 1SP

01255 422240

**St Osyth**

11 Clacton Road  
St Osyth  
Essex CO16 8PA

01255 820424

**Thorpe-Le-Soken**

High Street  
Thorpe-Le-Soken  
Essex CO16 0EA

01255 862332

**Harwich**

286 High Street  
Harwich  
Essex CO12 3PD

01255 442505



**NEW THORPE AVENUE, CLACTON-ON-SEA, CO16 0LR**

**PRICE £560,000**

Nestled on a peaceful, and frequently requested road in the sought after village of Thorpe-Le-Soken, this attractive bungalow lies set back from the road with an in-out driveway and detached garage. The spacious property boasts ample living space, four bedrooms, and an en suite to bedroom one. The rear garden offers a generous patio area and has been beautifully maintained.

- Four Bedrooms
- No Onward Chain
- Frequently Requested Location
- Garage & Off Road Parking
- En Suite
- EPC - D



## ENTRANCE HALL

## BEDROOM TWO

13'7" 12'1" (4.14m 3.68m)



## LOUNGE

15'5" 13'8" (4.70m 4.17m)



## BEDROOM THREE

12'1" 8'1" (3.68m 2.46m)

## KITCHEN/LIVING

24'8" 14'10" (7.52m 4.52m)



## BEDROOM THREE

10'1" 9'11" (3.07m 3.02m)

## BEDROOM ONE

18'10" 9'10" (5.74m 3.00m)



## EN SUITE

5'9" 5'7" (1.75m 1.70m)



## BATHROOM

12'2" 6'00" (3.71m 1.83m)

## OUTSIDE



## OUTSIDE REAR



### Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

### AML

ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

### Additional Information Clacton

Council Tax Band: D

Heating: Gas

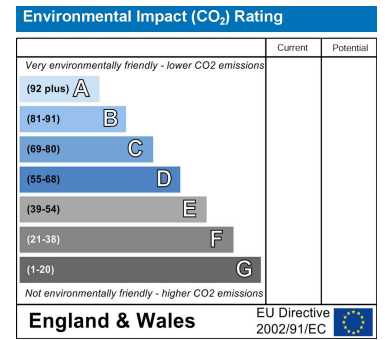
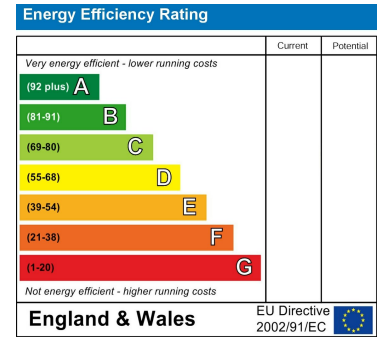
Seller's Position: No Onward Chain

Garden Facing: East

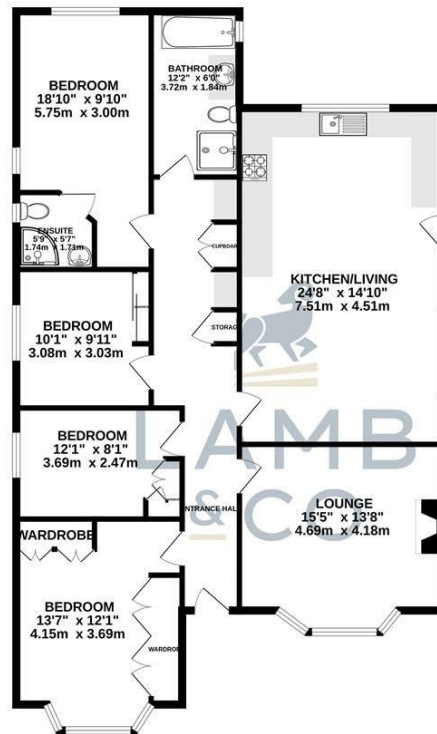
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 1363 sq ft (126.6 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 is given as to their operability or efficiency can be given.  
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