



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



HIGH STREET, THORPE-LE-SOKEN, CO16 0EA

PRICE £365,000

Situated in a secure gated complex of just eight properties, tucked back from the road in the centre of the sought after village of Thorpe-Le-Soken. 'The Gatehouse' is a one-off build, designed with an abundance of character including feature arched windows & vaulted ceilings. The property boasts a private, low maintenance garden with hot tub and an allocated parking space.

- Two Bedrooms
- Unique Property
- Built 2017
- Secure Gated Development
- Custom Fitted Shutters
- EPC B
- Private Garden
- Open Plan Living
- Vaulted Ceilings



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE PORCH

LOUNGE

16'9 x 13'11 max (5.11m x 4.24m max)

KITCHEN/DINING

13'11 x 7'6 (4.24m x 2.29m)

INNER LOBBY

BEDROOM ONE

12'11 x 10'3 (3.94m x 3.12m)

BEDROOM TWO

10'3 x 7'8 (3.12m x 2.34m)

BATHROOM

7'3 x 5'10 (2.21m x 1.78m)

OUTSIDE

FRONT

REAR GARDEN

PARKING AREA

Allocated parking space plus visitor spaces.

ADDITIONAL INFORMATION

Council Tax Band: B

Heating: gas central heating

Seller's Position: Complete onward chain

There is an estate charge payable annually of approximately £300 towards the maintenance of the electric gates and communal grounds. This is currently managed by the residents and upon completion the purchaser will be appointed as a Director.

AGENTS NOTE 1

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.

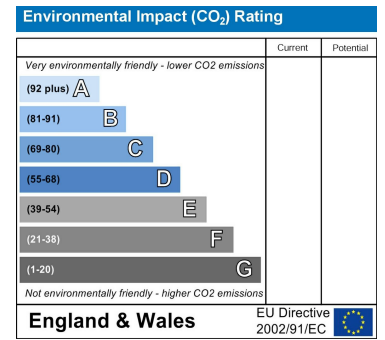
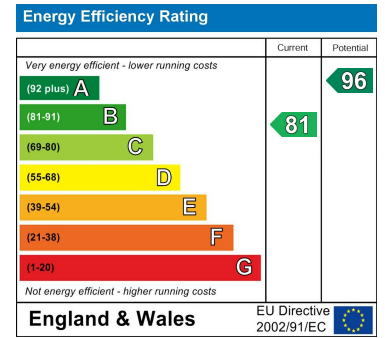
ANTI-MONEY LAUNDERING

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.

Map

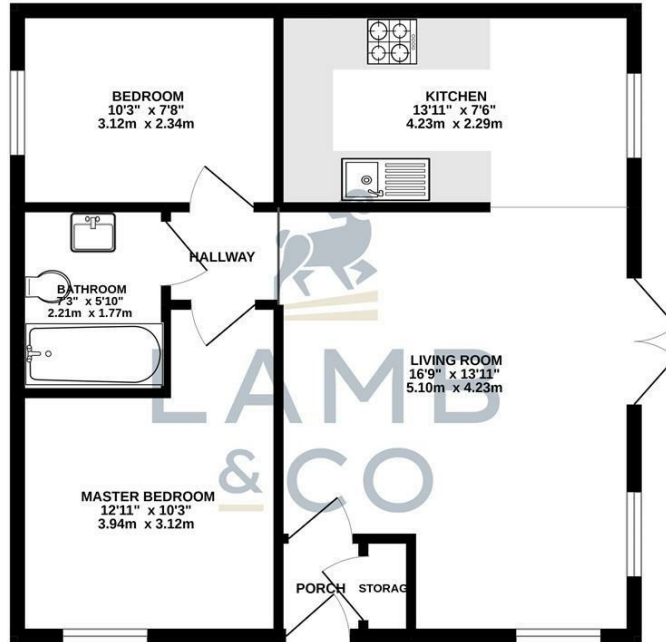


EPC Graphs



Floorplan

GROUND FLOOR
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA: 588 sq ft. (54.6 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 misstatements. 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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