



LAMB & CO

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Inspired by property, driven by passion.



COLCHESTER ROAD, THORPE-LE-SOKEN, CO16 0LA

PRICE £495,000

Located on the edge of the sought after village of Thorpe-Le-Soken, affording field views to front, a pair of brand new four bedroom detached houses boasting an excellent specification and spacious accommodation.

- Four Bedrooms
- Field Views to Front
- En-Suite to Master
- 2x Brand New Homes
- Spacious Kitchen/Family Room
- Driveway
- Village Location
- EPC TBC
- Choice of Carpets



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

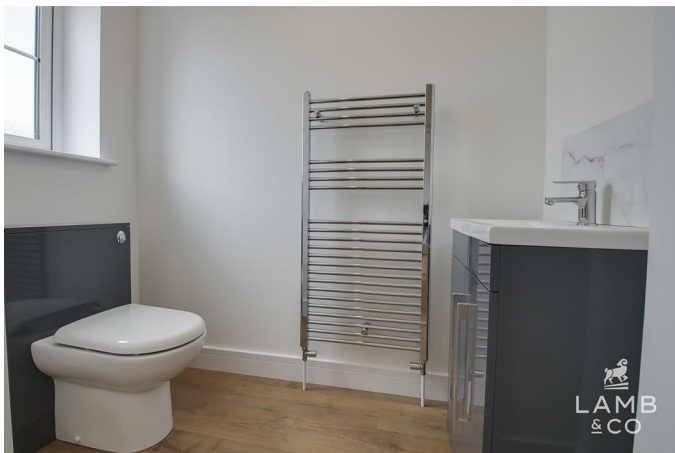


LOUNGE

17' x 10'10 (5.18m x 3.30m)



CLOAKROOM



KITCHEN/FAMILY ROOM

22' max x 21' (6.71m max x 6.40m)



ALTERNATE VIEW



REAR

FIRST FLOOR

LANDING



MASTER BEDROOM

16' max x 13' (4.88m max x 3.96m)



EN-SUITE

7'4 x 6'5 (2.24m x 1.96m)



BEDROOM TWO

11' x 11' (3.35m x 3.35m)



BEDROOM THREE

10'8 x 9'8 (3.25m x 2.95m)



BEDROOM FOUR

9'10" x 6'11" (3.00m x 2.11m)



BATHROOM

10' x 7'4" (3.05m x 2.24m)



OUTSIDE

FRONT

REAR

VIEW



Additional Information

Council Tax Band: Awaiting rating

Heating: Gas central heating

Seller's Position: New build - no onward chain

Garden Facing: North East

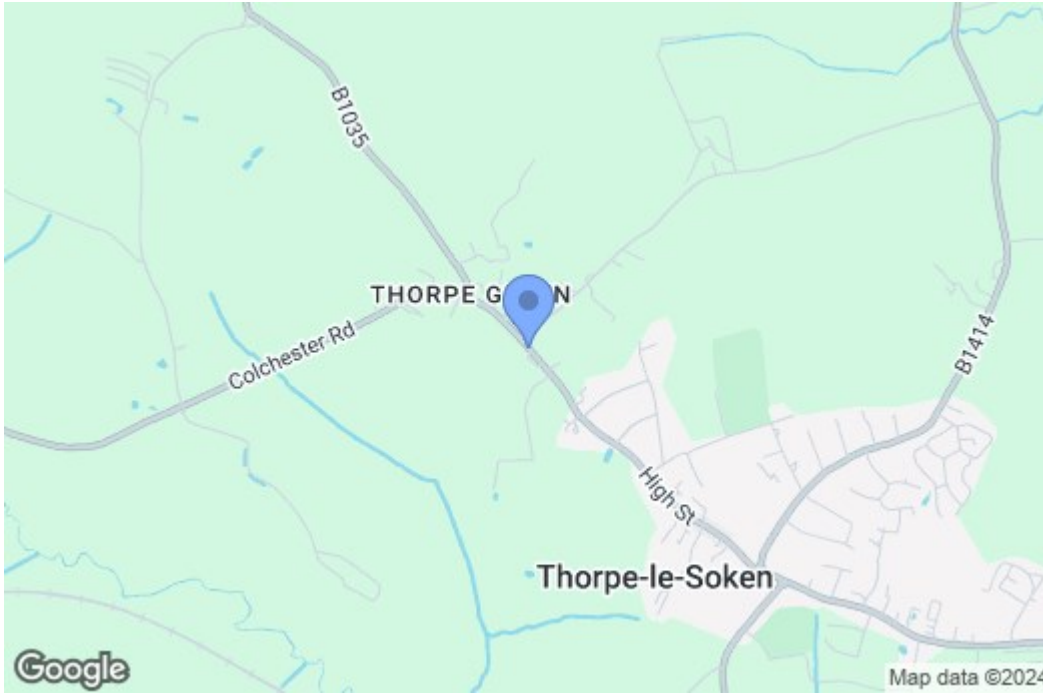
Agents Note Sales

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.

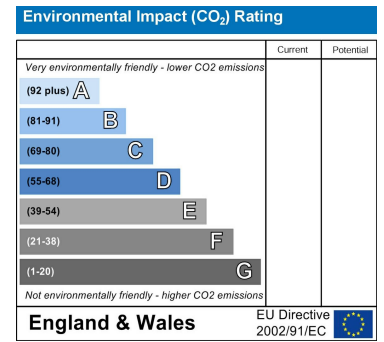
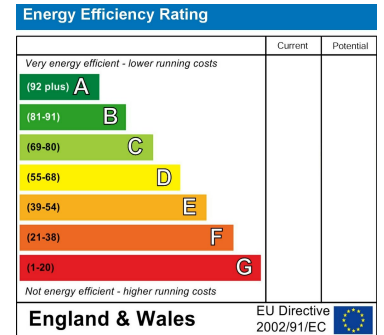
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ANTI-MONEY LAUNDERING REGULATIONS 2017
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

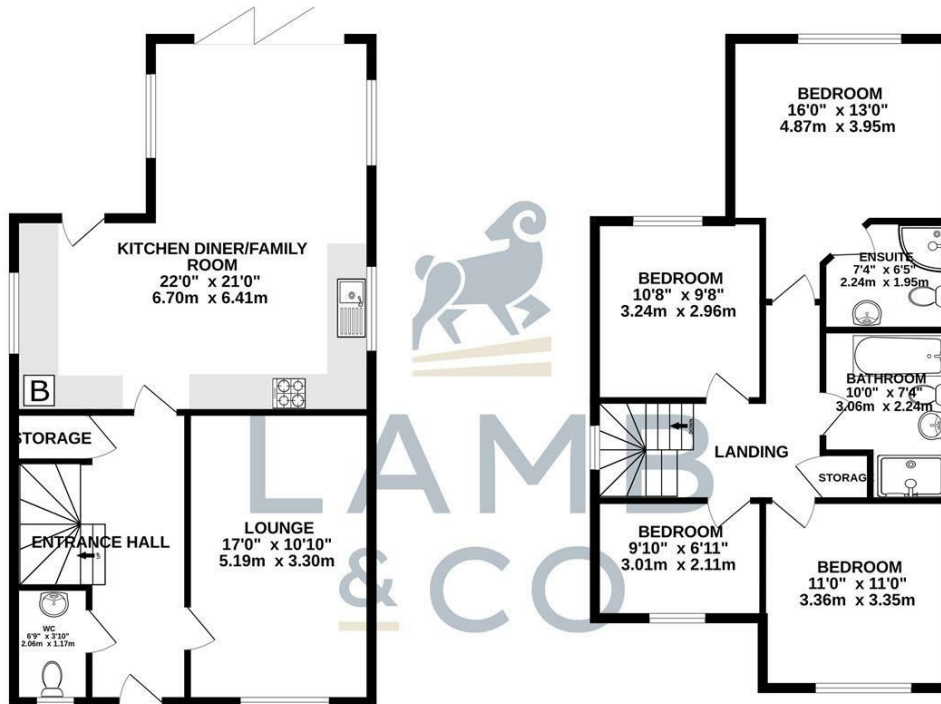
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 1405 sq.ft. (130.6 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 as to their operability or efficiency can be given.
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