



LAMB & CO

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Inspired by property, driven by passion.



ABBAY CRESCENT, THORPE-LE-SOKEN, CO16 0LH

GUIDE PRICE £465,000

**** GUIDE PRICE £465,000 - £485,000 **** An immaculately presented detached chalet style property, located on the sought after Abbey Crescent in the village of Thorpe-Le-Soken. The home offers versatile accommodation with two bedrooms to the ground floor as well as two to the first floor and a shower room on each level for convenience. Externally the property benefits from driveway and garage/store to the side with power connected and an electric roller door. To the rear there is a generous sized garden with large workshop with potential to create a home office or garden room plus a further storage shed

- Four Bedrooms
- Impeccably Maintained Throughout
- Two Ground Floor Bedrooms
- Shower Rooms at Ground & First Floor Levels
- Workshop & Garage/Store
- Sought After Private Road
- Conservatory
- EPC D
- Thorpe-Le-Soken

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

LOUNGE/DINER

16'2 x 12' (4.93m x 3.66m)



KITCHEN

18'10 x 8'5 (5.74m x 2.57m)



CONSERVATORY

13'9 x 8'6 (4.19m x 2.59m)



BEDROOM THREE

12' x 12' (3.66m x 3.66m)



BEDROOM FOUR

10'7 x 10' (3.23m x 3.05m)



SHOWER ROOM

7'8 x 6'8 (2.34m x 2.03m)



BEDROOM ONE

18'6 x 10'2 (5.64m x 3.10m)



FIRST FLOOR

LANDING



BEDROOM TWO

17'4 x 8' (5.28m x 2.44m)



SHOWER ROOM

7' x 6'3 (2.13m x 1.91m)



OUTSIDE

FRONT



REAR



WORKSHOP



Additional Info

Council Tax Band: C* *improvement indicator meaning the band may be reassessed upon sale

Heating: Gas Central Heating via Radiators

Services: Mains gas, electricity, water & drainage

Broadband: Ultrafast fibre available (upto 1,800mbps)

Mobile Coverage: EE, Three, Vodafone - Limited / O2 - Likely

Construction: Cavity Wall

Restrictions: None

Rights & Easements: None

Flood Risk: Rivers & Sea - Very Low / Surface Water - Medium

Additional Charges: None

Seller's Position: Complete Onward Chain

Garden Facing: North East

Agents Note Sales

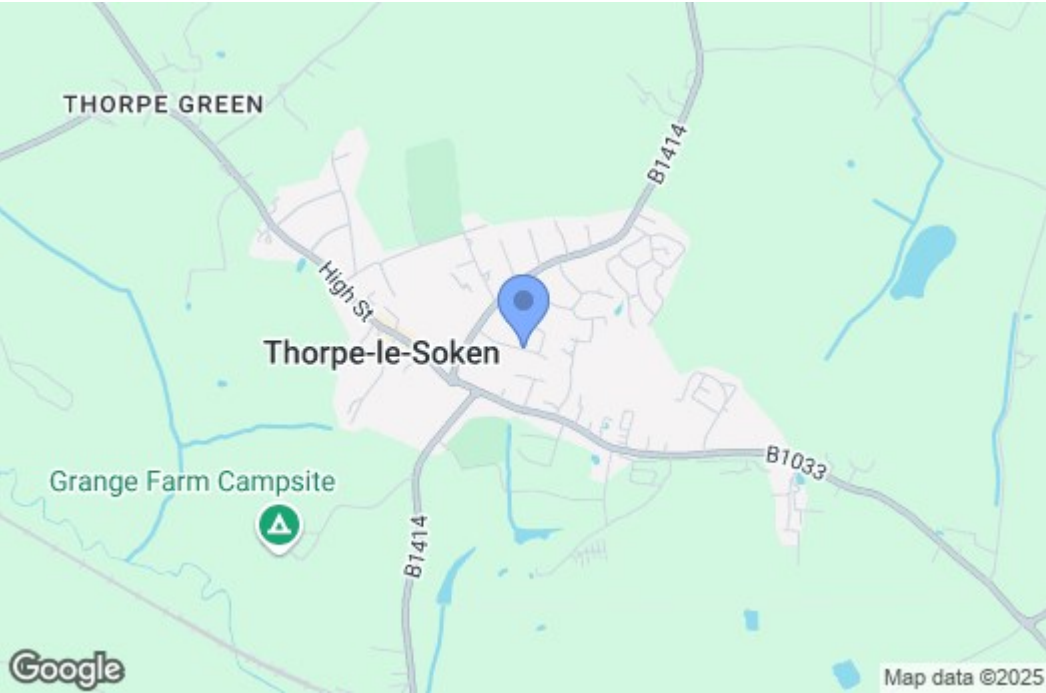
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

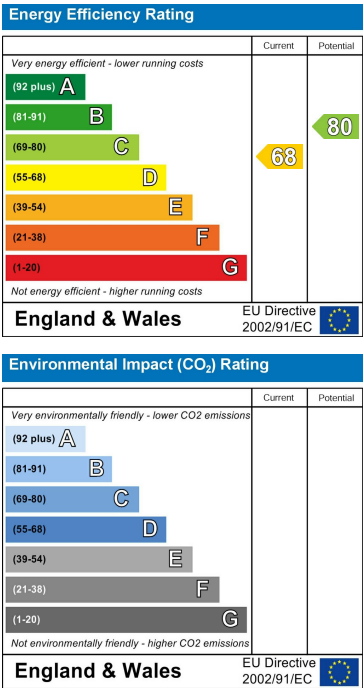
ANTI-MONEY LAUNDERING REGULATIONS 2017

- 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.

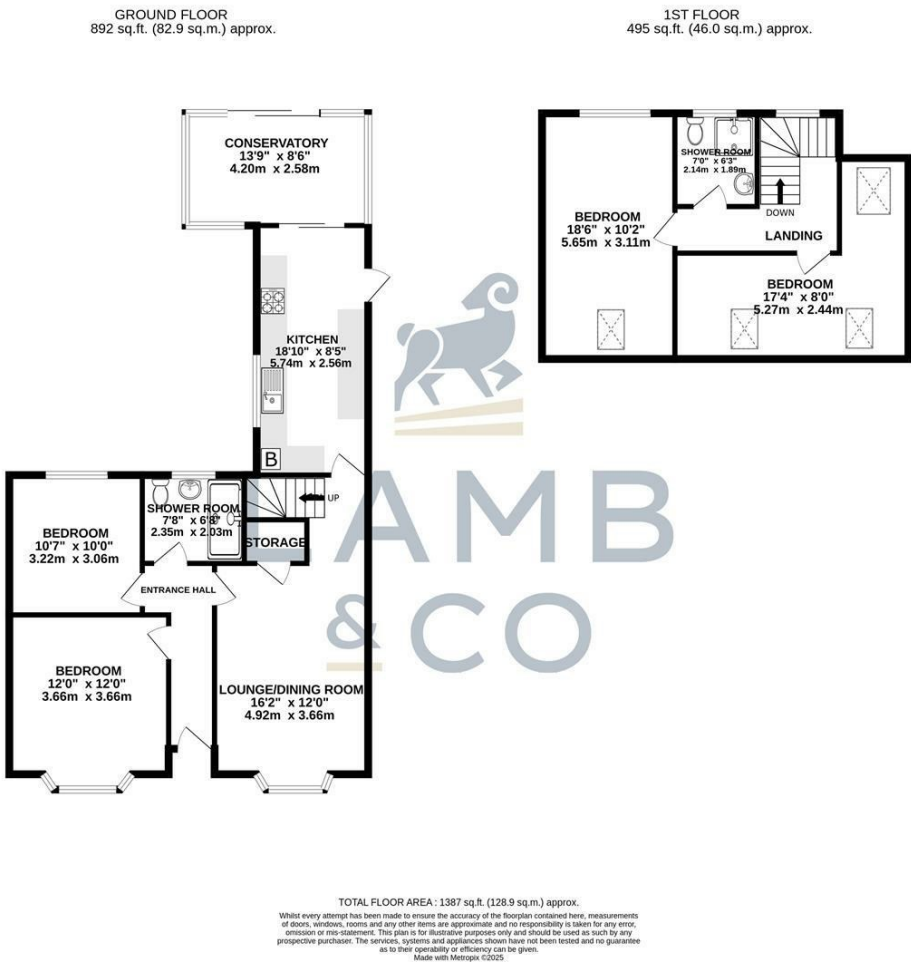
Map



EPC Graphs



Floorplan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.