



LAMB & CO

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Inspired by property, driven by passion.



ARGYLE ROAD, THORPE-LE-SOKEN, CO16 0ES

OIEO £495,000

This detached bungalow boasts four double bedrooms with a modern feel throughout and short walk to Thorpe-le-Soken High Street which benefits from a Tesco Express, boutique shops, restaurants and much more. Internally the property benefits from a porch which gives access to the entrance hallway, four double bedrooms with an en suite to the master bedroom, family bathroom, a separate WC, lounge, spacious kitchen, separate dining room and a single garage. Externally to the front of the property there is off road parking for several cars and a generous size garden which would be great for alfresco dining in the summer months. Please contact us to book in your viewing. This property also benefits from having a new boiler fitted two years ago with a 10 year warranty.

- Four Bedrooms
- Village Location

- Garage
- Well Presented

- Ensuite To Master
- EPC D

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

PORCH

ENTRANCE HALL



BEDROOM FOUR / STUDY

10'10" x 10'5" (3.30m x 3.18m)



BEDROOM TWO

14'9" x 10'5" (4.50m x 3.18m)



BEDROOM THREE

11'4" x 10'5" (3.45m x 3.18m)



BEDROOM ONE

15'4" x 10'5" (4.67m x 3.18m)



ENSUITE

6'6" x 4'0" (1.98m x 1.22m)



KITCHEN

15'10" x 15'4" (4.83m x 4.67m)



LOUNGE

21'0" x 13'8" (6.40m x 4.17m)



DINING ROOM

10'9" x 8'3" (3.28m x 2.51m)



BATHROOM

10'10" x 5'3" (3.30m x 1.60m)



W/C

4'8" x 2'7" (1.42m x 0.79m)



GARAGE

OUTSIDE FRONT



Additional Info

Council Tax Band: C

Heating: Gas

Services: Mains electricity, gas and water

Broadband:

Mobile Coverage:

Construction:

Restrictions: No

Rights & Easements:

Flood Risk: No

Additional Charges: No

Seller's Position: Need to find

Garden Facing: South West

OUTSIDE REAR



AML

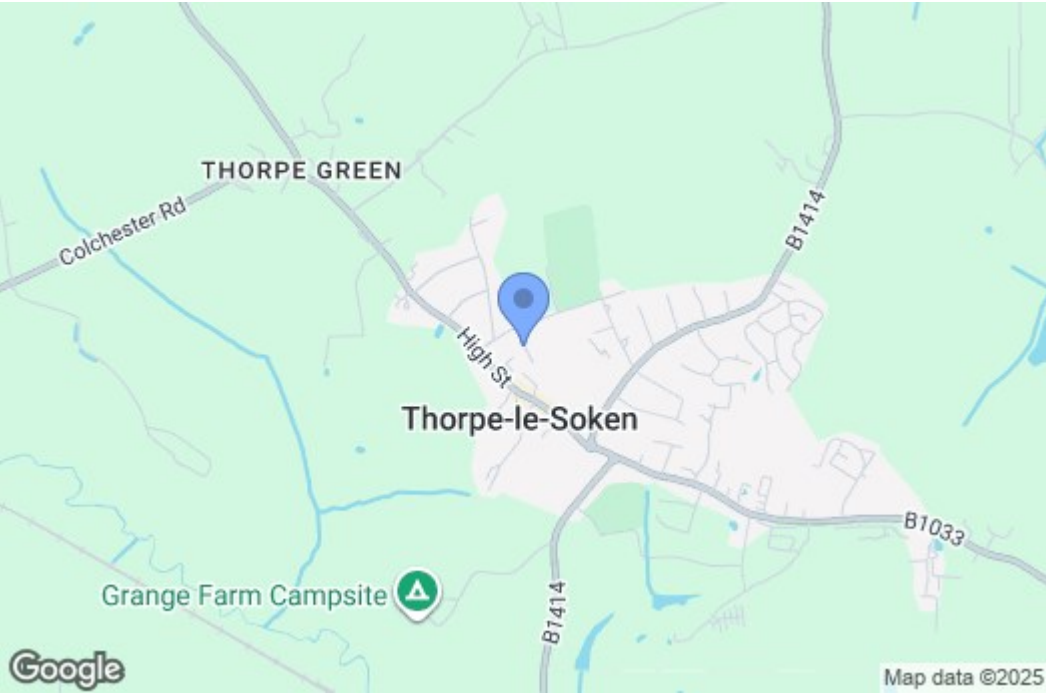
ANTI-MONEY LAUNDERING REGULATIONS 2017

- 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.

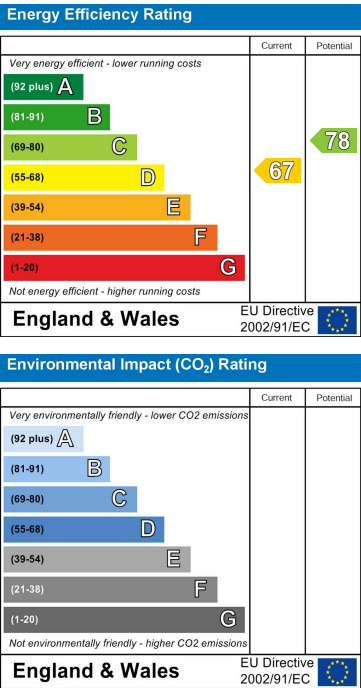
Agents Note Sales

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.

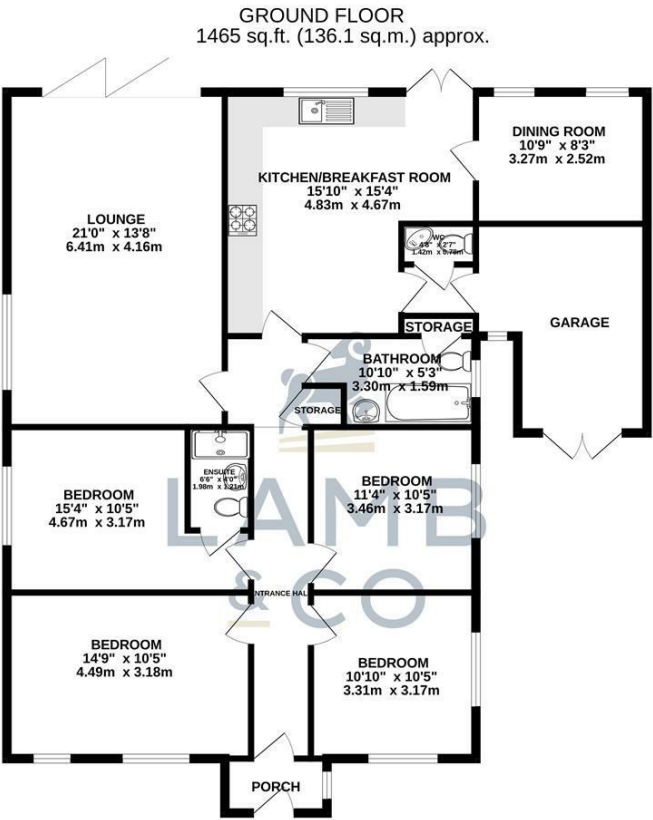
Map



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.