



LAMB & CO

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## ABBEY STREET, CLACTON-ON-SEA, CO16 0JN

PRICE £225,000

This charming two bedroom cottage in the heart of Thorpe-le-Soken offers cozy, characterful living with modern comforts. Featuring a warm, inviting lounge, a well-appointed kitchen, and two generously sized bedrooms. A private garden provides a peaceful outdoor retreat, while the village's shops, pubs, and transport links are all within easy reach, making it an ideal home for first-time buyers or downsizers.

- Two Bedrooms
- Character Features
- Village Location
- South Facing Garden
- Well Presented
- EPC D

## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

## LOUNGE

14'1" x 13'5" (4.29m x 4.09m )



## KITCHEN

14'2" x 7'1" (4.32m x 2.16m )



## DINING ROOM

11'8" x 8'0" (3.56m x 2.44m )



## LANDING



## BEDROOM TWO

13'8" x 8'0" (4.17m x 2.44m )



## BEDROOM ONE

10'3" x 10'1" (3.12m x 3.07m )



## OUTSIDE REAR



## BATHROOM

7'0" x 4'7" (2.13m x 1.40m )



## OUTSIDE FRONT



## 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.

## Material Information

Council Tax Band: B

Heating: Gas

Services: Mains water and electric

Broadband: Superfast

Mobile Coverage: EE, Three, O2 & Vodafone

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

Flood Risk: Very low

Additional Charges: N/A

Seller's Position: Complete onward chain

Garden Facing: South

## Map

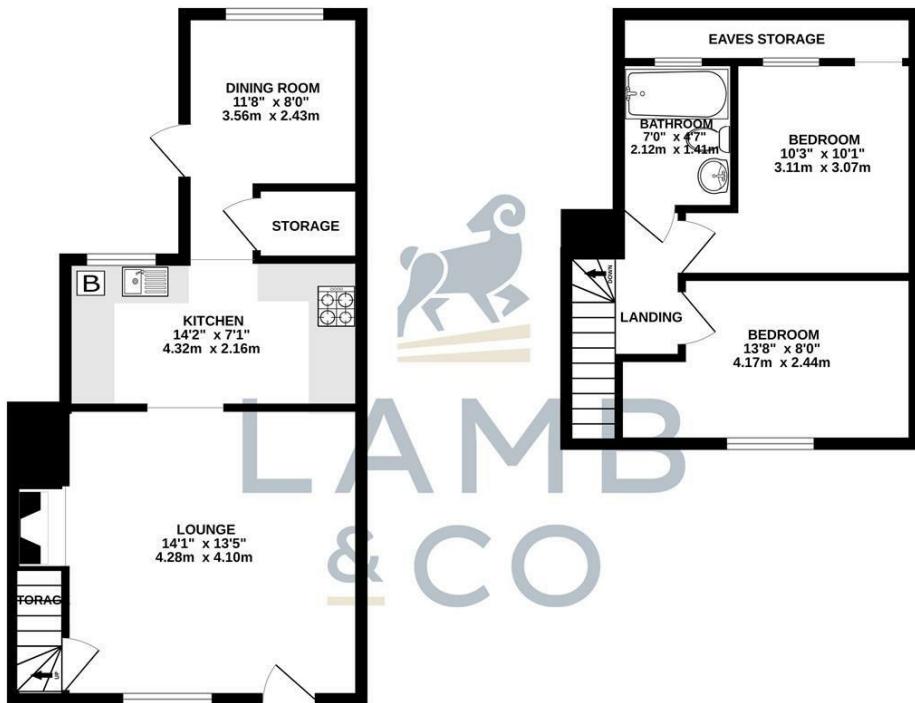


## EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C			
(55-68) D			63
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Floorplan



TOTAL FLOOR AREA: 749 sq.ft. (69.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of individual rooms and of the house as a whole are approximate. Room sizes are not intended to be used for any measurement 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 operation or efficiency can be given.

Made with Homeplan 2020

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.