



Landermere Road Thorpe-Le-Soken, CO16 0NB

Offered with No Onward Chain in this established non-estate position in the popular Essex village of Thorpe-le-Soken is this **THREE BEDROOM DETACHED HOUSE**. Thorpe-le-soken mainline railway station is location within one mile with the village centre around half a mile away. The seaside town of Frinton-on-Sea is positioned within four miles with the historic town of Colchester around 12 miles away. The property is presented in clean and tidy decor throughout and an early inspection is highly advised to appreciate the accommodation on offer.

- **Three Bedrooms**
- **14'4 x 13'7 max. Lounge**
- **14'4 x 8'2 Kitchen/Diner**
- **Ground Floor Cloakroom**
- **9'1 Three Piece Bathroom**
- **Gas Central Heating (n/t)**
- **Integral Garage & Parking**
- **Approx 65' Southerly Facing Garden**
- **No Onward Chain**
- **EPC Rating E & Council Tax D**



Price £300,000 Freehold

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE HALLWAY

Stair flight to first floor. Wood effect flooring. Doors to:



LOUNGE

14'4 x 13'7 max nar 11'7

Wood effect flooring. Radiator. Double glazed window to side.
Two double glazed windows to front.



KITCHEN/DINER

14'4 x 8'2

Fitted with a range of wood effect panel fronted units. Comprises laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset single drainer stainless steel sink unit. Cooker space. Space and plumbing for washing machine. Fridge/Freezer space. Tiled splash backs. Tiled flooring. Radiator.. Built in under stairs storage cupboard. Double glazed window to rear overlooking garden. Door to Inner Lobby.



INNER LOBBY

Radiator. Double glazed door to rear garden. Tiled flooring. Door to Ground floor W.C.



GROUND FLOOR W.C.

Low level W.C. Double glazed window to rear.



FIRST FLOOR LANDING

Loft access. Built in airing cupboard housing gas combination boiler (not tested). Doors to:

BEDROOM ONE

14'5 x 13'9 max

Radiator. Built in double wardrobe. Two double glazed windows to front.



BEDROOM TWO

13'9 x 8'2

Radiator. Built in double wardrobe. Double glazed window to rear.



BEDROOM THREE

12'10 x 6'1

Built in single wardrobe. Radiator. Double glazed window to front.



BATHROOM

Fitted with a three piece white suite. Comprises panel bath with mixer tap, shower over and glazed shower screen. Low level W.C. Pedestal wash hand basin. Part tiled walls. Extractor fan (not tested). Radiator. Double glazed window to rear.



OUTSIDE - FRONT

Hard standing area providing off street parking leading to Integral Garage with up and over door. Additional part paved front garden. Gate gives side pedestrian access to rear garden.

OUTSIDE - REAR

Approx 65' southerly facing rear garden. Paved patio area. Mainly laid to lawn. Array of flower and shrub borders. Enclosed by panel. fencing.



Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: D

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone & Broadband): TBC

Non-Standard Property Features To Note: No

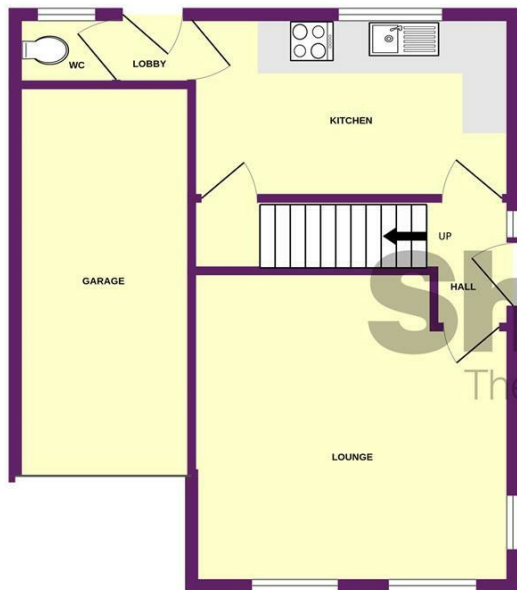
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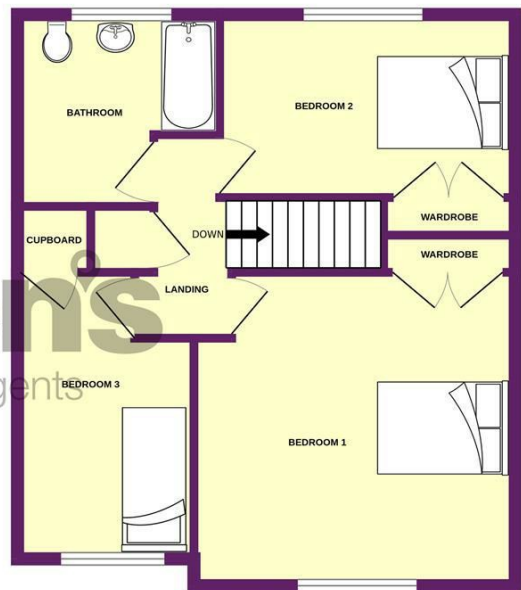
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GROUND FLOOR



1ST FLOOR



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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