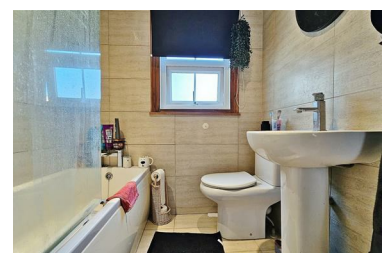




## High Street Thorpe-le-Soken, CO16 0DY

Situated in the picturesque village of Thorpe-le-Soken, in a non estate position, Sheen's Estate Agents have the pleasure in offering for sale this well presented TWO BEDROOM SEMI DETACHED COTTAGE. The property is within walking distance of pre, primary and secondary schools and is conveniently located within a quarter of a mile of the mainline railway station with links to London Liverpool Street. Shopping amenities are within a quarter of a mile of the property in Thorpe High Street as well as Frinton's town centre and seafront being situated approximately four and a half miles away. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Bedrooms
- 12'5" x 9'10" Lounge
- 9'4" x 8'6" Separate Dining Room
- Ground Floor Cloakroom
- Gas Central Heating
- Village Location
- Secluded Courtyard Garden
- Close to Station, Shops and Bus Routes
- Council Tax Band - B
- EPC Rating - E



**Price £235,000 Freehold**



Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

### Lounge

12'5" x 9'10"

Brick surround fireplace. Laminate flooring. Radiator. Sealed unit double glazed window to front. Open access to:



### Dining Room

9'4" x 8'6"

Fireplace. Laminate flooring. Fitted shelving units. Under stairs storage cupboard. Laminate flooring. Radiator. Window to rear. Door to:



## Kitchen

11" x 5'10"

Fitted with a range of matching white fronted units. Wooden hard edge work surfaces. Inset butler sink. Space for cooker. Fitted extractor hood. (n/t) Further selection of matching units both at eye and floor level. Part tiled walls. Tiled flooring. Plumbing for washing machine. Spotlights. Two windows to side. Hardwood door to side leading to rear garden. Sliding door leading to:



## Cloakroom

Low level WC. Wash hand basin. Wall mounted combination boiler providing heating and hot water throughout. Tiled flooring. Spotlight. Window to rear.



## Landing

Built in storage cupboard. Wall lighting. Doors to:

## Bedroom One

12'5" max x 9'11"

Laminate flooring. Wall lighting. Loft access. Radiator. Sealed unit double glazed window to front.



## Bedroom Two

8'5" x 5'9"

Wall lighting. Radiator. Sealed unit double glazed window to rear.

### Bathroom

White suite comprising of low level WC. Pedestal wash hand basin with mixer tap. Enclosed panelled bath with shower screen and wall mounted shower attachment. Fully tiled walls. Tiled flooring. Spotlights. Wall mounted heated towel rail. Obscured sealed unit double glazed window to rear.



### Outside - Rear

Part paved area. Remainder laid to astroturf. Side access via side gate. Enclosed by panelled fencing.



### Outside - Front

Front laid to paving. Enclosed by low iron fencing.



### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: B

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: None

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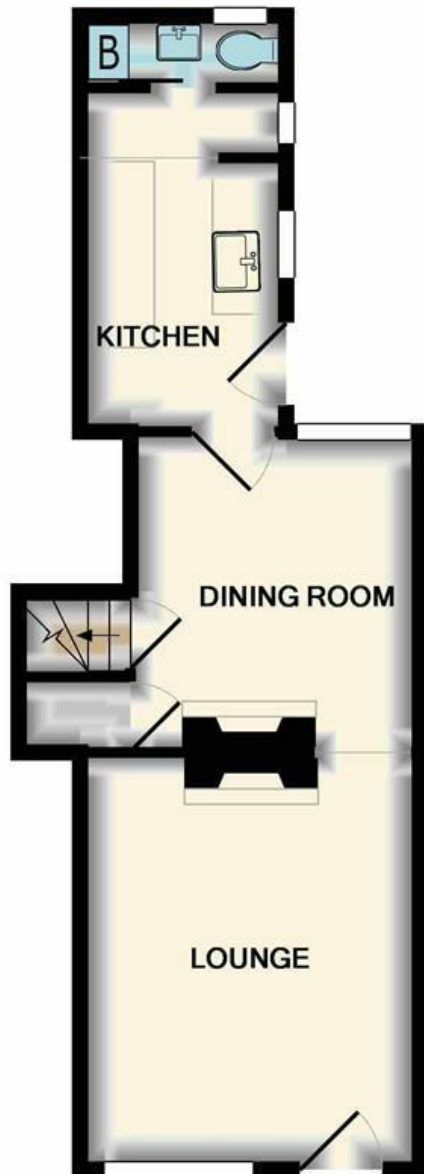
**JD/09.24**

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

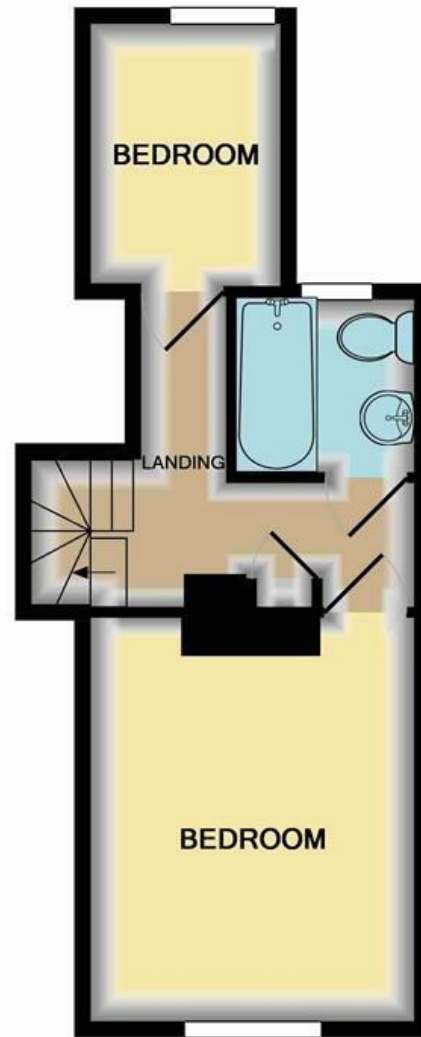
REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.





GROUND FLOOR  
APPROX. FLOOR  
AREA 303 SQ.FT.  
(28.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 270 SQ.FT.  
(25.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 573 SQ.FT. (53.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Selling properties... not promises

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