



## Abbey Crescent Thorpe-Le-Soken, CO16 0LH

\*\*\*PRICED FOR QUICK SALE\*\*\* Situated in the historic village of Thorpe-le-Soken positioned down a private, sought after position, Sheen's Estate Agents have the pleasure in bringing to market this modern TWO DOUBLE BEDROOM DETACHED BUNGALOW. The property offers a light and airy feel throughout with potential for a garage, ample off street parking and a secluded large rear garden. The property is located within walking distance of pre, primary and secondary schools and is within three quarters of a mile of Thorpe's mainline railway station with direct links to London Liverpool Street. Shopping amenities can be found within half a mile of the property in the high street as well as Frinton's town centre and seafront being situated approximately four and a half miles away.

- Two Double Bedrooms
- Modern Kitchen/Diner
- Modern Bathroom
- Large Rear Garden
- Potential For Garage
- Ample Off Road Parking
- Private, Sought After Location
- No Onward Chain
- Council Tax Band - D
- EPC Rating - C



**Price £335,000 Freehold**

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# Abbey Crescent, Thorpe-Le-Soken, CO16 0LH

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Accommodation comprises with approximate room sizes:-

Obscured composite door leading to:

## Hallway

Loft access. Vinyl flooring. Spotlights. Radiator. Doors to:



## Lounge

14'1" into bay x 10'11"

Radiator. Sealed unit double glazed bay window to front.



## Bedroom One

12'10" into bay x 10'11"

Vinyl flooring. Radiator. Sealed unit double glazed bay window to front.



## Bedroom Two

11'11" x 9'6" into dr

Vinyl flooring. Radiator. Sealed unit double glazed window to side.



## Bathroom

Modern white suite comprises of low level WC. Pedestal wash hand basin with mixer tap. Enclosed P-shaped bath with fitted shower screen and wall mounted shower attachment. Tiled splashback. Vinyl flooring. Spotlights. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to rear.



## Kitchen/Diner

21'5" x 11'7"

Fitted with a range of matching white fronted units. Hard edge work surfaces. Inset stainless bowl sink and drainer unit with mixer tap. Inset four ring electric hob with extractor hood above and electric oven under. Further selection of matching units both at eye and floor level. Plumbing for washing machine. Space for fridge/freezer. Wall mounted combination boiler providing heating and hot water throughout. Part tiled walls. Vinyl flooring. Spotlights. Radiator. Sealed unit double glazed windows to side and rear. Composite door to side leading to front driveway. Sealed unit double glazed door to side leading to:



### Outside - Rear

Part paved and raised wooden decking. Remainder laid to lawn. Beds stocked with an array of shrubs trees and bushes. Outside tap. Access to front via side gate. Enclosed by panelled fencing.



### Outside - Front

Hard standing concrete area providing ample off street parking leading to side access where original garage was situated. Remainder laid to lawn with further potential off road parking spaces. Outside lights.



### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: None

### JD/10.24

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



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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## Selling properties... not promises

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**Sheen's**  
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