



## Colchester Road Thorpe-Le-Soken, CO16 0LA

Located in a non-estate position with POTENTIAL DEVELOPMENT OPPORTUNITY, Sheen's Estate Agents have the pleasure in bringing to market this EXTENDED, THREE BEDROOM DETACHED BUNGALOW. The property is in need of a full programme of modernisation but is situated on a 1/4 of an acre plot offering two reception rooms, SOUTH FACING garden and huge potential to extend or develop S.T.P.P. The property is conveniently located within a mile of Thorpe Le-Soken's High Street and within two miles of Thorpe's mainline railway station with direct links to London Liverpool Street. It is in the valuer's opinion that an internal inspection is highly recommended to avoid disappointment.

- Three Bedrooms
- 1/4 Of An Acre Plot
- Development Opportunity
- Two Reception Rooms
- Modernisation Required
- Garage & Ample Off Road Parking
- Non-Estate Position
- Close to Amenities In Thorpe-Le-Soken High Street
- No Onward Chain
- Council Tax Band - E / EPC Rating - D



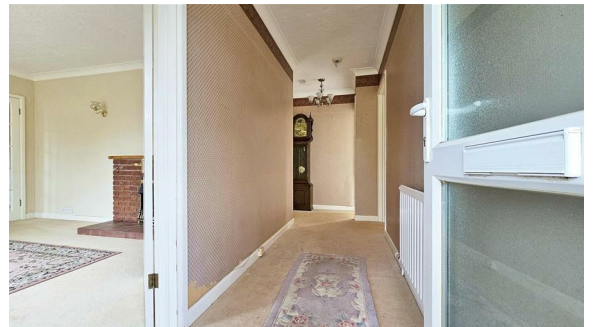
**Price £495,000 Freehold**

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

### Entrance Hall

Built in storage cupboard. Loft access. Two radiators. Doors to:



### Bedroom One

12'1" x 10"

Radiator. Sealed unit double glazed window to front.



### Bedroom Two

11'1" x 7'11"

Radiator. Sealed unit double glazed window to rear.



### Bedroom Three

9'11" x 8'8"

Radiator. Sealed unit double glazed window to rear.



### Bathroom

Pedestal wash hand basin. Enclosed panelled bath with wall mounted shower attachment. Part tiled walls. Tiled flooring. Wall mounted heated towel rail. Obscured sealed unit double glazed window to rear.



### WC

Low level WC. Vinyl flooring. Radiator. Obscured sealed unit double glazed window to rear.



## Lounge

15'4" x 12'3"

Brick featured fireplace with inset electric fire. Wall lights. Radiator. Sealed unit double glazed window to front. Door to:



## Dining Room

11'10 x 10'11

Built in airing cupboard housing hot water cylinder. Radiator. Sealed unit double glazed window to front. Open access to:



## Kitchen

14" x 11'7"

Fitted with a range of matching white fronted units. Rolled edge work surfaces. Inset stainless bowl sink and drainer unit. Cooker to remain. Further selection of matching units both at floor level. Plumbing for washing machine. Space for fridge/freezer. Tiled splashback. Vinyl flooring. Radiator. Sealed unit double glazed window to rear. Door to:



## Utility Room

7'8" x 6'1"

Wall mounted boiler providing heating and hot water throughout. Space for further appliances. Sealed unit double glazed windows to all aspects. Obscured sealed unit double glazed door leading to:



### Outside - Rear

Part paved area. Remainder laid to lawn. Two wooden storage sheds to remain. Septic tank. Borders stocked with an array of mature shrubs, trees and bushes. Open side access. Private access door leading to:



### Garage

21'1 x 10'8

Power/light connected. Window to rear. Door to rear.



**Outside - Front**

Shingled large driveway providing ample off street parking leading to garage with up and over door. Remainder laid to lawn. Borders stocked with an array of trees, shrubs and bushes.



**Drone Photos**



### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: E

Any Additional Property Charges: Approx. £280 p/a for septic drainage company to clear and service once a year.

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Septic tank system

(Telephone & Broadband):

Non-Standard Property Features To Note: None

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.

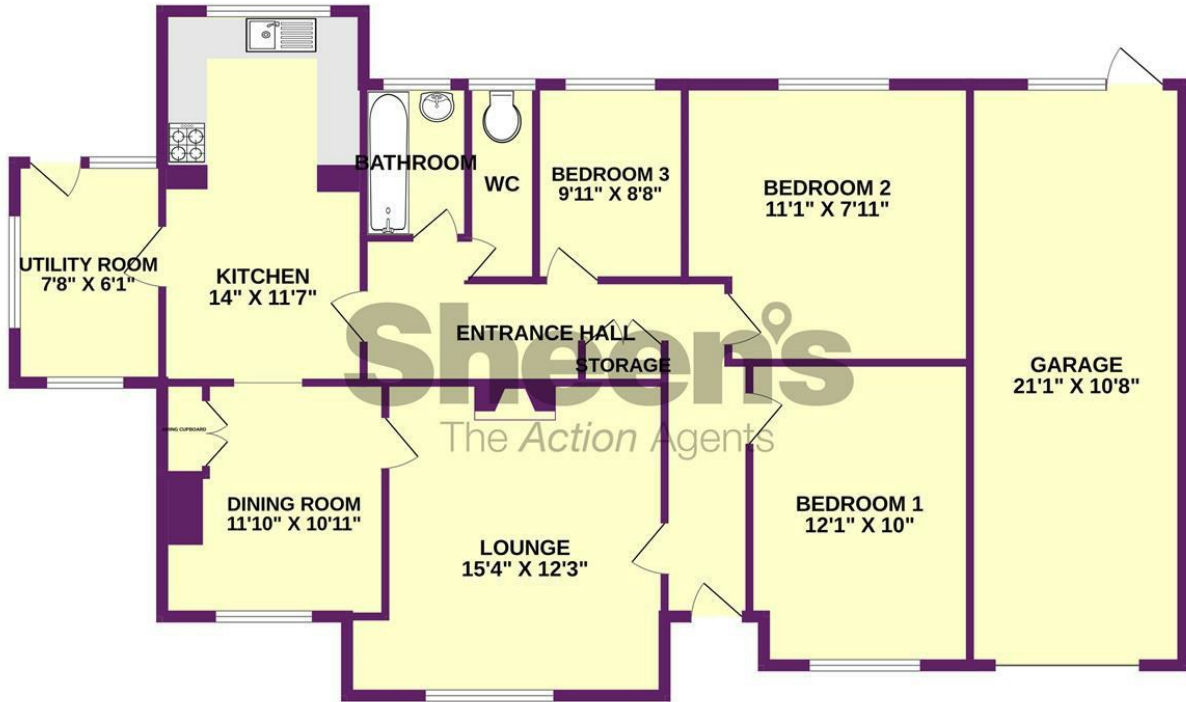
### Disclaimer - wide angle lens etc.

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.  
Made with Metropix ©2024

## Selling properties... not promises

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH  
☎ 01255 852555 ✉ frinton@sheens.co.uk 🌐 sheens.co.uk

**Sheen's**  
The Action Agents