



High Street Thorpe-Le-Soken, CO16 0DY

Situated in the historic village of Thorpe-Le-Soken, originally known as 'The Old Post Office' and positioned in a non-estate position, Sheen's Estate Agents are delighted to bring to market this GEORGIAN STYLE, THREE DOUBLE BEDROOM DETACHED HOUSE. The property boasts original character features, two reception rooms, off street parking, and a large secluded garden. 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 direct 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 early inspection is highly recommended to avoid disappointment.

- Three Double Bedrooms
- Two Reception Rooms
- 11'6" x 10'7" Conservatory
- Modern Shower Room
- Large Secluded Garden
- Carport & Off Road Parking
- Georgian Features
- Close to Amenities
- Village Location
- EPC Rating D



Price £399,995 Freehold

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

Accommodation comprises with approximate room sizes:-

Composite door leading to:

Entrance Hall

French oak flooring. Wall lights. Radiator. Doors to:



Dining Room

15'9" into bay x 15'1"

French oak flooring. Radiator. Sealed unit double glazed sash style windows to front and side.



Kitchen/Breakfast Room

18" max x 12'1" max

Freestanding country style fronted units. Wooden hard edge work surfaces. Inset one and a half stainless bowl sink and drainer unit. Space for Rangemaster cooker. Space for fridge/freezer. Built in larder cupboard. Plumbing for dishwasher. Tiled splash back. Tiled flooring. Spotlights. Two radiators. Georgian style window to rear. Window to side. Hardwood door leading to rear garden.



Inner Hall

Stair flight to first floor. French oak flooring. Sealed unit double glazed active blue windows above. Door to:



Lounge

17" x 16'2"

Log burner set in wooden surround with exposed brick and tiled hearth. Spotlights. Two vertical radiators. Sealed unit double glazed sash style window to side. Sealed unit double glazed sliding patio door leading to:



Conservatory

11'6" x 10'7"

Part brick construction. Polycarbonate pitched roof. Tiled flooring. Radiator. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed door leading to rear garden.



Landing

French oak and wooden flooring. Loft access. Spotlights. Radiator. Sealed unit double glazed window to rear. Doors to:



Bedroom One

13'11" x 10"

Fitted wardrobes. Radiator. Sealed unit double glazed sash style window to front.



Bedroom Two

13'10" x 10'1"

Fitted wardrobes. Radiator. Sealed unit double glazed sash style window to front.



Bedroom Three

11'7" x 10'4"

Fitted wardrobes. Radiator. Sealed unit double glazed window to rear.



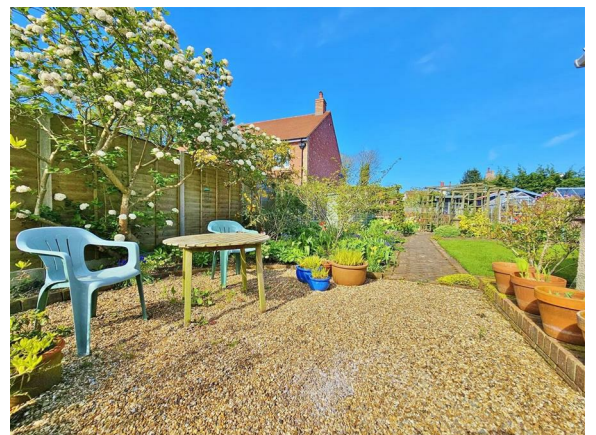
Shower Room

Modern suite comprises of low level WC. Vanity wash hand basin with mixer tap and high gloss storage cupboards under. Fitted double length shower with electric power shower. Vinyl flooring. Built in airing cupboard housing hot water cylinder. Extractor fan. Spotlights. Wall mounted heated towel rail. Two obscured sealed unit double glazed windows to side.

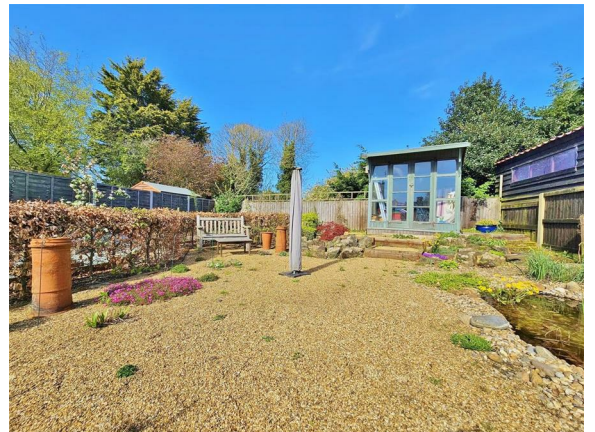


Outside - Rear

Shingled area for further parking. Remainder laid to lawn and further shingled areas. An array of flowers, trees, shrubs and bushes. Private access door to outside toilet housing boiler providing heating and hot water throughout. Greenhouse to remain. Summer house to remain. Shed to remain. Access to front via up and over garage door. Enclosed by panelled fencing.



Alternate Outside Rear View



Outside - Front

Hardstanding concrete area providing off street parking leading to up and over garage door with further parking and carport area beyond. Frontage laid to soil with planted shrubs. Pathway leading to entrance door. Enclosed by secure iron fencing and gate.

Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

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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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.

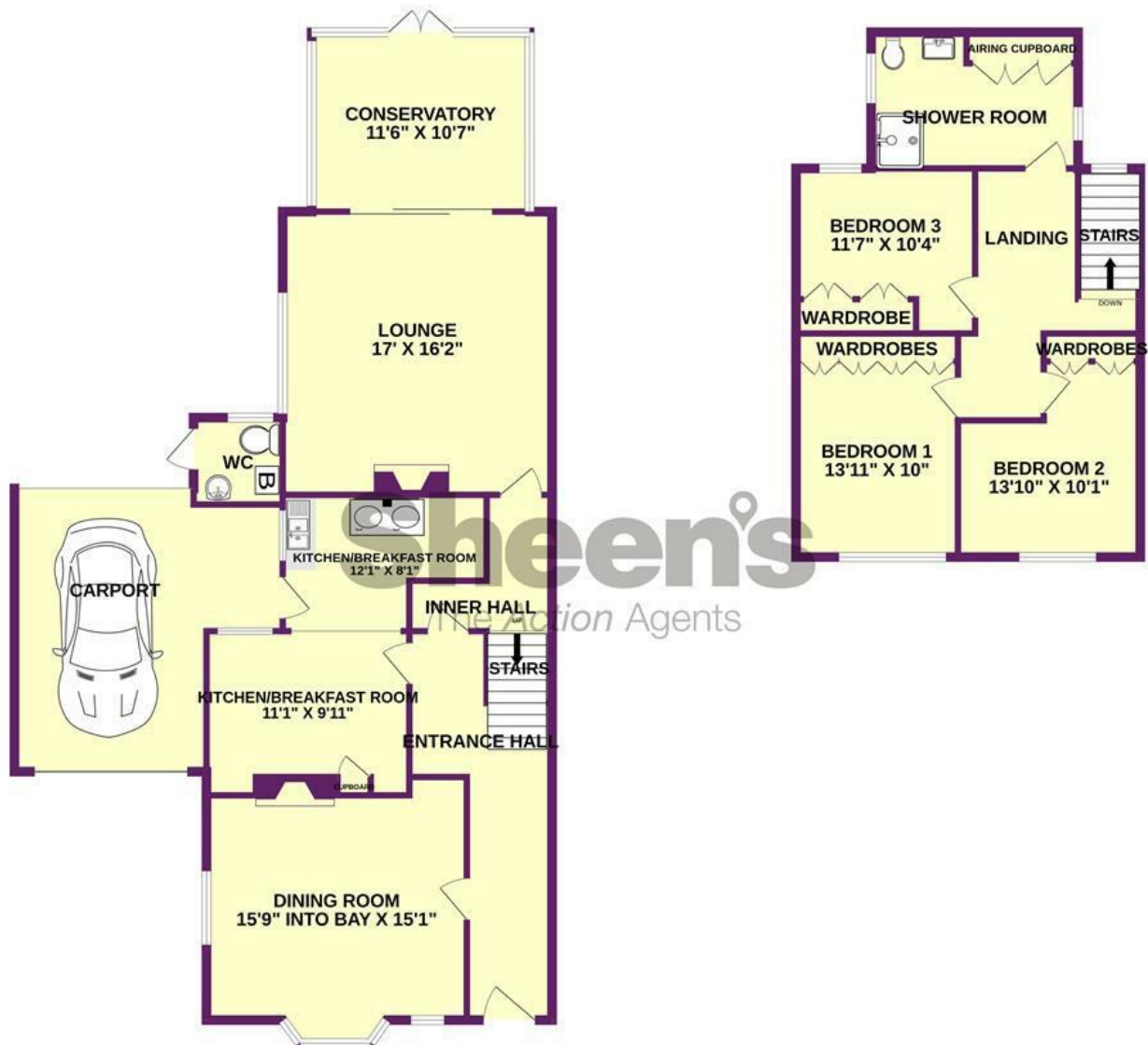
REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have 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

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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Selling properties... not promises

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