

LANDERMERE ROAD, THORPE-LE-SOKEN, ESSEX, CO16 0LW

Price

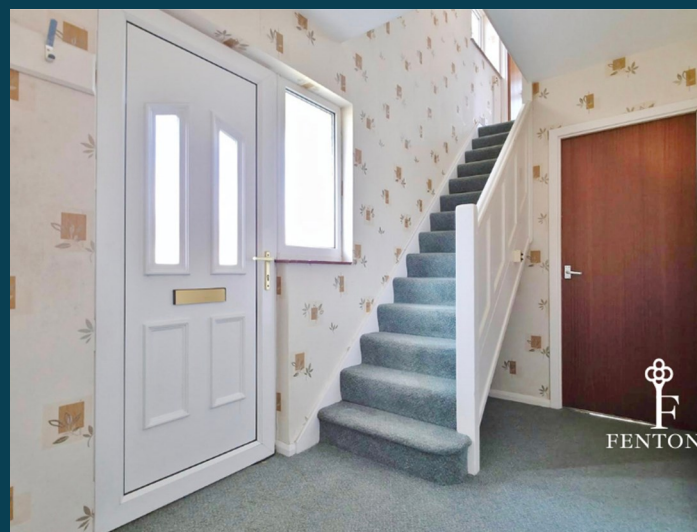
£285,000

FREEHOLD

- Spacious Accommodation With Three Bedrooms
 - Two Reception Rooms
 - Sought After Village Location
 - 140' Secluded Rear Garden
- 50' Front Garden With Ample Off Street Parking
 - Modernised Required Throughout
 - No Onward Chain
- Close To Bus Routes, Schools & Local Amenities
 - Must Be Viewed
- EPC Rating F/ Council Tax Band - B



FENTONS
ESTATE AGENTS



Located in the sought after historic village of Thorpe-le-Soken and being offered with NO ONWARD CHAIN is this spacious THREE BEDROOM SEMI-DETACHED HOUSE. The property is in need of modernisation and boasts a secluded 140' REAR GARDEN and a 50' FRONT GARDEN, two reception rooms on the ground floor, cloakroom and storage room. To the first floor there are three good sized bedroom served by a bathroom and separate w/c. Thorpe-le-Soken is a charming village in Essex, offering peaceful countryside, historic character, and a good range of local shops and everyday amenities. The village is also well served by local schools, churches and traditional public houses.

Accommodation comprises of approximate room sizes

Obscured glazed entrance door with obscured double glazed window leading to:-

Hallway

Stair flight to first floor. Electric night storage heater. Door to:-

Lounge

13'7" x 12'4"

Tiled fireplace. Double glazed window to rear.

Dining Room

12'5" max x 12'1"

Tiled fireplace. Fitted storage cupboard at eye and floor level. Built in storage cupboard. Built in understairs storage cupboard with fitted shelving and obscured double glazed window to front. Electric night storage heater. Two double glazed windows to side and rear aspects. Door to:-

Kitchen

9'8" x 6'4"

Fitted with a range of matching fronted units. Marble effect rolled edge worksurface. Inset stainless steel bowl sink drainer unit. Further selection of matching units at both eye and floor level. Part tiled walls. Space for undercounter fridge. Space for washing machine. Double glazed window to rear. Door to:-

Inner Hall

Vaulted roof. Door to rear. Door to front. Doors to:-

Cloakroom

Low level w/c. Wall mounted electric heater.

Brick Built Storage

8'2" x 7'9"

Pitched roof. Double glazed window to front.

First Floor Landing

Built in airing cupboard housing hot water cylinder. Loft access. Double glazed window to front. Electric night storage heater. Doors to all rooms. Door to:-

Bedroom One

12' x 11'2"

Tiled fireplace. Built in wardrobe. Double glazed window to rear.

Bedroom Two

11' x 10'

Built in wardrobe. Double glazed window to rear.

Bedroom Three

8'9" x 7'5"

Built in storage cupboards. Double glazed window to front.

Bathroom

Suite comprises vanity wash hand basin with storage cupboard under. Panelled bath. Part tiled walls. Wall mounted electric heater. Obscured double glazed window to side.

Separate W/C

Low level w/c. Obscured double glazed window to side.



Outside - Front

50' approx

Majority laid to lawn. Array of bushes. Driveway providing ample off street parking for several vehicles.

Outside - Rear

140' approx

South facing. Majority laid to lawn. Array of shrubs and bushes.

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: B

Payable 2026/2027 £1771.67 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): No - Available in Street

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone, Broadband & Mobile Coverage): For Current

Correct Information Please Visit:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Non Standard Property Features To Note: N/A



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AML

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

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

REFERRAL FEES

You will find a list of any/all referral fees we may receive on our website



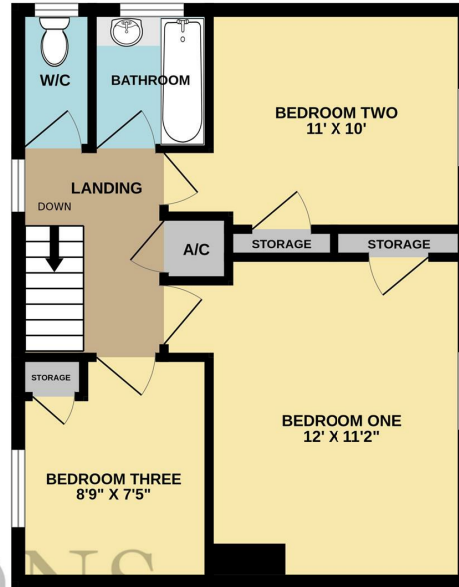
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GROUND FLOOR



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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Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E		
(21-38) F	36	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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