

TENDRING ROAD, THORPE-LE-SOKEN, ESSEX, CO16 0AA

Price

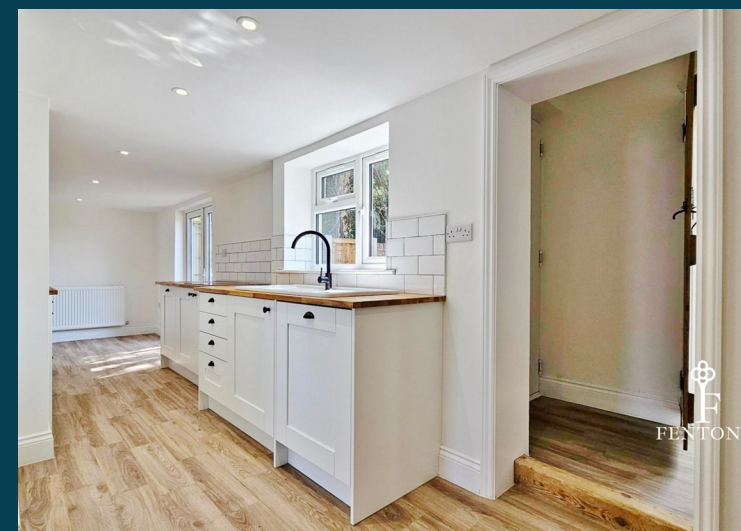
£375,000

FREEHOLD

- Three Bedrooms
- Newly Fitted Kitchen
- Newly Installed Ground Floor Shower Room & First Floor Bathroom
- Newly Installed Gas Central Heating
- Newly Fitted Double Glazing Throughout
- Farmland Views To Front & Rear Aspect
 - Off Street Parking
 - No Onward Chain
 - Council Tax Band - B
 - EPC Rating - C



FENTONS
ESTATE AGENTS



*** MUST VIEW *** A rare opportunity to acquire this stunning and completely refurbished, EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE. The property occupies a delightful position with open farmland views to both the front and rear. Finished to an exceptional standard throughout, the property benefits from brand new fitted kitchen and bathrooms, newly installed ground floor shower room and first floor family bathroom, new double glazing throughout, new gas central heating system, and fully renewed electrics, offering buyers complete peace of mind. The spacious and versatile accommodation is perfectly suited to modern family living, while externally the property enjoys off street parking to the front and attractive rural surroundings. Tending Road is conveniently situated approximately 0.5 miles from Thorpe-le-Soken High Street and around 1 mile from Thorpe-le-Soken railway station, with direct services to London Liverpool Street. The property combines countryside living with excellent local amenities and transport links and an early viewing is highly recommended to avoid disappointment.

Accommodation comprises of approximate room sizes

Composite door leading to:-

Lounge

11'10" x 10'11"

Stair flight to first floor. Range of built in storage cupboards - one of which houses a newly installed combination boiler providing heat and hot water throughout. Fireplace. LVT flooring. Wall lights. Radiator. Double glazed sash style window to front. Door to:-

Kitchen/Breakfast Room

26'4" x 6'6"

Newly installed luxury kitchen fitted with a range of white fronted units. Wooden hard edge worksurfaces. Inset composite one and a half bowl sink drainer unit with mixer tap. Inset four ring electric hob with integral extractor hood. Further selection of matching units at both eye and floor level. Built in electric oven. Integrated dishwasher. Plumbing for washing machine. Space for fridge/freezer. Part tiled walls. LVT flooring. Vertical radiator. Additional radiator. Spotlights. Double glazed window to rear. Double glazed French style doors leading to rear garden. Open access to:-

Dining Room

13'9" max x 11'9"

Understairs storage cupboard. LVT flooring. Spotlights. Radiator. Two double glazed sash style windows to front.

Inner Hall

Composite door leading to rear garden. Door to:-

Ground Floor Shower Room

Newly installed white suite comprises low level w/c. Vanity wash hand basin with mixer tap and cupboard under. Enclosed shower cubicle with wall mounted shower attachment. Shower board and tiled splashback. LVT flooring. Extractor fan. Spotlights. Heated towel rail. Obscured double glazed window to rear.

Landing

Doors to all rooms. Door to:-

Bedroom One

11'11" max x 10'10"

Built in wardrobe. Fitted carpet. Radiator. Double glazed sash style window to front.

Bedroom Two

11'10" max x 10'2"

Fitted carpet. Spotlights. Radiator. Double glazed sash style window to front.

Bedroom Three

13'9" x 7'

Fitted carpet. Radiator. Double glazed window to rear with farmland views.

Bathroom

Newly installed suite comprises low level w/c. Vanity wash hand basin with storage cupboard under. Roll top bath with wall mounted tap controls and separate shower attachment. Part tiled and panelled walls. Tiled effect vinyl flooring. Wall lights. Column radiator and towel rack. Extractor fan. Obscured double glazed window to rear.

Outside - Rear

Beautifully landscaped garden. Patio area. Laid to lawn with raised beds laid to soil. Access to front via open access. Enclosed by panelled fencing.

Outside - Front

Shingled driveway providing off street parking.

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: B

Payable 2026/2027 £1755.97 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Sewerage Treatment Plan

(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: Timber & Brick Construction

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.



2 TENDRING ROAD, THORPE-LE-SOKEN, ESSEX, CO16 0AA





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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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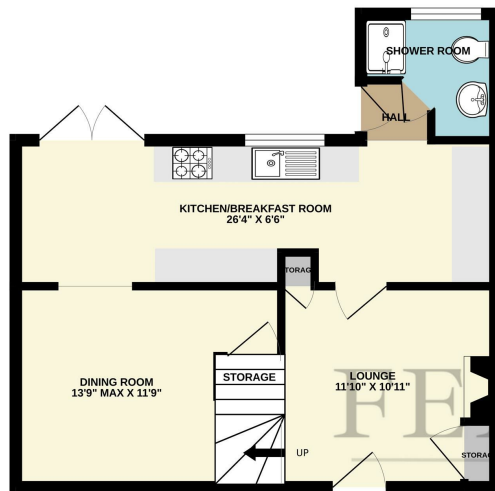
info@fentonsestates.co.uk

www.fentonestates.co.uk

Council Tax Band

B

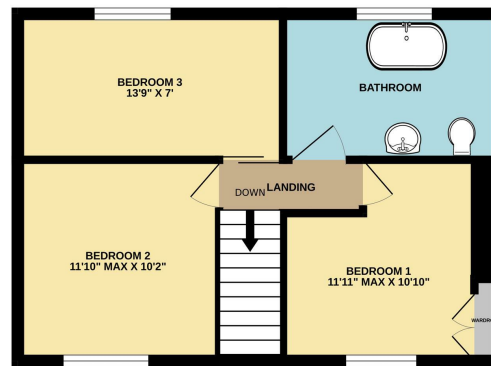
GROUND FLOOR



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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1ST FLOOR



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		74	74
England & Wales		EU Directive 2002/91/EC	

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