



LAMB & CO

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LANDERMERE ROAD, THORPE-LE-SOKEN, CO16 0NB

PRICE £265,000

Located in the sought after village of Thorpe-Le-Soken, this spacious two bedroom, two reception semi-detached house with generous space to side allowing vehicular access to rear or potential for side extension (STPP). The property has undergone extensive refurbishment with some work still required, giving the new owner a chance to 'make it their own'.

- Two Bedrooms
- 65ft Rear Garden
- Partially Refurbished
- No Onward Chain
- Room for Extension (STPP)
- EPC - F

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

LOUNGE

13'6 x 11' (4.11m x 3.35m)

DINING ROOM

10'11 x 10'10 (3.33m x 3.30m)

KITCHEN

13'10 x 7'3 (4.22m x 2.21m)

BATHROOM

7'3 x 5'6 (2.21m x 1.68m)

FIRST FLOOR - LANDING

BEDROOM ONE

13'6 x 11'1 (4.11m x 3.38m)

BEDROOM TWO

11'1 x 10'7 (3.38m x 3.23m)

OUTSIDE

OUTSIDE REAR

IMPROVEMENTS

A brief summary of works carried out by the current owners in the last 2 years;

- New roof
- Gas supply connected, Vaillant boiler installed and column radiators throughout
- Complete re-wire including data points throughout
- Re-plaster and re-decoration
- Double gates installed to side
- Car port structure built

EPC

Since the EPC was carried out there has been a number of improvements to the property including a new, gas central heating system which we believe would significantly improve the rating.

Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Material Information

Council Tax Band: B

Heating: Gas

Services: All Mains

Broadband: Ultrafast

Mobile Coverage: Good

Construction: Conventional

Restrictions: No

Rights & Easements: No

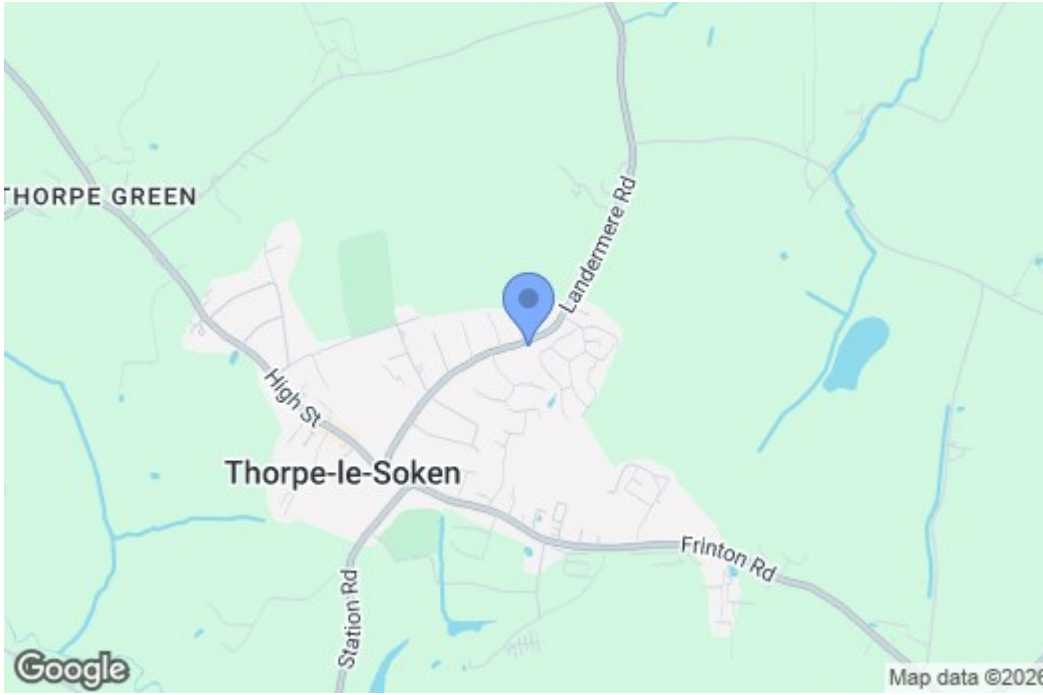
Flood Risk: Low

Additional Charges: No

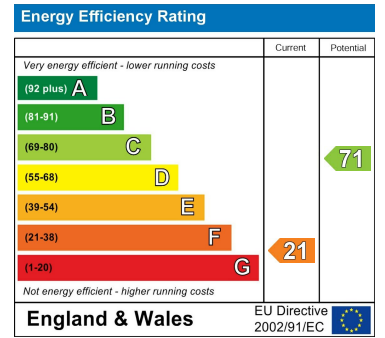
Seller's Position: No Onward Chain

Garden Facing: East

Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 709 sq. ft. (65.9 sq. m.) approx.
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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