



LAMB & CO

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HIGH STREET, THORPE-LE-SOKEN, CO16 0DY

OFFERS IN THE REGION OF £325,000

Situated in the popular village of Thorpe-le-Soken, this attractive two bedroom detached home offers well-proportioned accommodation, making it an ideal choice for first-time buyers, downsizers or those looking for a comfortable village property.

The ground floor benefits from a separate lounge and dining room, providing versatile living space ideal for both relaxing and entertaining. Upstairs, the property offers two generous double bedrooms, with one benefiting from its own ensuite, adding an extra level of convenience. Externally, the property boasts a south-facing rear garden, a garage and off road parking.

- Two Bedroom Detached House
- Well Presented
- South Facing Garden
- Garage & Off Road Parking
- Village Location
- EPC D



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Paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

PORCH

LOUNGE

19'4" x 14'0" (5.89m x 4.27m)



KITCHEN

14'0" x 9'8" (4.27m x 2.95m)



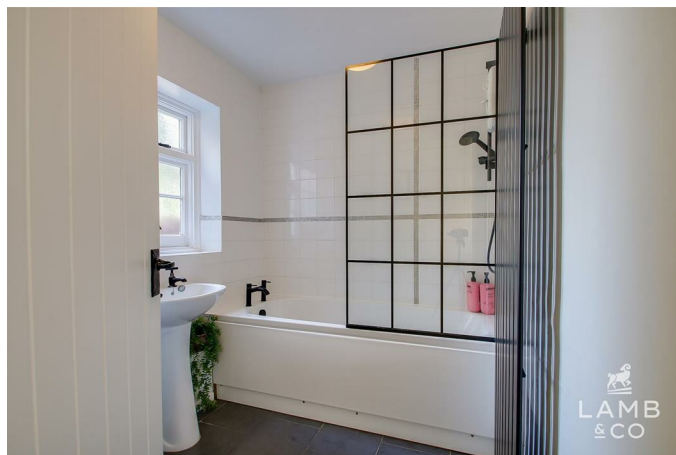
DINING ROOM

10'0" x 9'9" (3.05m x 2.97m)



BATHROOM

7'0" x 6'0" (2.13m x 1.83m)



LANDING

BEDROOM ONE

11'6" x 10'8" (3.51m x 3.25m)



GARDEN



EN SUITE

9'0" x 3'0" (2.74m x 0.91m)



REAR ASPECT



BEDROOM TWO

11'0" x 8'0" (3.35m x 2.44m)



FRONT ASPECT



Material Information

Council Tax Band: D

Heating: Gas
Services:
Mains electricity - Yes
Mains gas - Yes
Mains water - Yes
Mains drainage - Yes
Other -
Broadband: Ultrafast Fibre
Mobile Coverage:
O2 - 74%
EE - 84%
Three - 79%
Vodafone - 80%
Construction: Conventional
Restrictions: N/A
Rights & Easements: N/A
Flood Risk:
Rivers & Sea - Very Low
Surface Water - High
Additional Charges: N/A
Seller's Position: Needs to find
Garden Facing: South
Non-Standard Features to note: N/A

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.

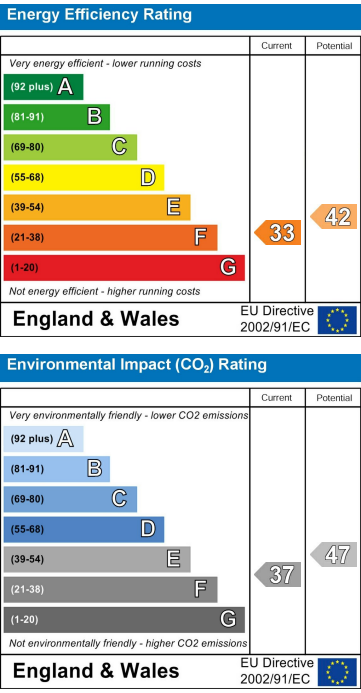
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ANTI-MONEY LAUNDERING REGULATIONS 2017
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

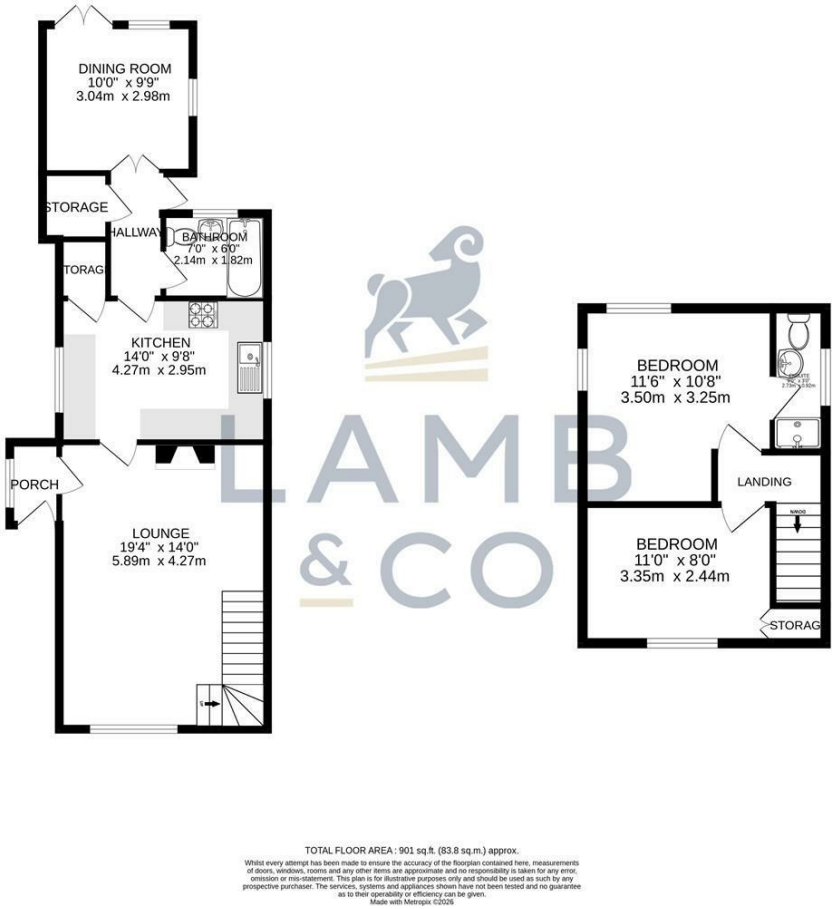
Map



EPC Graphs



Floorplan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.