

# ABBEY CRESCENT, THORPE-LE-SOKEN, ESSEX, CO16 0LH

Price

**£325,000**

**FREEHOLD**

- Two Double Bedrooms
- 21'5" Kitchen/Diner
- Modern Fitted Bathroom Suite
- 95' Secluded, Large Rear Garden
- Sought After Private Road in Village Location
- Ample Off Street Parking With Potential For Garage
- Close To Amenities
- No Onward Chain
- Council Tax Band - D
- EPC Rating D



**FENTONS**  
ESTATE AGENTS





Being offered with NO ONWARD CHAIN and situated in the historic village of Thorpe-le-Soken positioned down a private, sought after road, Fentons Estate Agents have the pleasure in bringing to market this modern TWO DOUBLE BEDROOM DETACHED BUNGALOW. The property offers a light and airy feel throughout with a secluded 95' rear garden, ample off street parking with potential for a garage. The property is located within walking distance of pre-schools, primary and secondary schools and is within three quarters of a mile of Thorpe's mainline railway station with direct links to London Liverpool Street. Shopping amenities can be found within half a mile of the property in the High Street as well as Frinton's town centre and seafront being situated approximately four and a half miles away.

Accommodation comprises of approximate room sizes

Sealed unit double glazed composite entrance door leading to:

#### Hallway

Loft access. Wood effect vinyl flooring. Radiator. Doors to:

#### Lounge

14' x 11'

Radiator. Sealed unit double glazed bay window to front.

#### Bedroom One

14' x 11'

Radiator. Sealed unit double glazed bay window to front.

#### Bedroom Two

12' x 8'2"

Radiator. Sealed unit double glazed window to side.

#### Bathroom

Modern fitted white suite comprising of low level W/C. Pedestal wash hand basin. Panelled P-shaped bath with shower attachment and fitted glass shower screen. Part tiled walls. Fitted extractor fan. Heated towel rail. Wood effect vinyl flooring. Obscured sealed unit double glazed window to rear.

#### Kitchen/Diner

21'5" x 11'

Fitted with a range of white matching fronted units. Marble effect rolled edge work surfaces. Inset stainless steel bowl sink drainer unit with mixer tap. Inset four ring electric hob with built in oven under and fitted extractor fan above. Further selection of matching units at both eye and floor level. Plumbing for automatic washing machine. Space for fridge/freezer. Part tiled walls. Wall mounted combination boiler providing heating and hot water throughout. Wood effect vinyl flooring. Radiator. Sealed unit double glazed window to side. Sealed unit double glazed window to rear. Obscured sealed unit double glazed composite door giving access to side. Sealed unit double glazed door giving access to rear.

#### Outside - Rear

95'

Secluded and mainly laid to lawn. Hard standing paved patio area. Borders well stocked with mature shrubs and bushes. Enclosed by panel fencing. Outside tap. Access to front via wooden gate.

#### Outside - Front

Laid to lawn with pathway leading to entrance door under a storm porch. Hard standing area providing ample off street parking.

#### Material Information - Freehold Property -

Tenure: Freehold

Council Tax: Tendring District Council  
Council Tax Band: D  
Payable 2025/2026 £2187.95 Per Annum

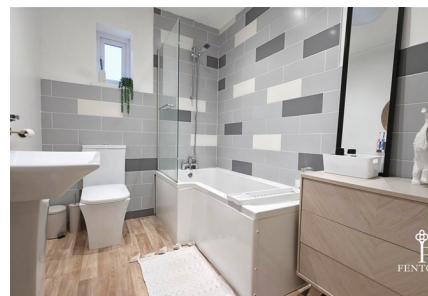
Any Additional Property Charges: N/A

Services Connected: (Gas): Yes  
(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

#### 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.



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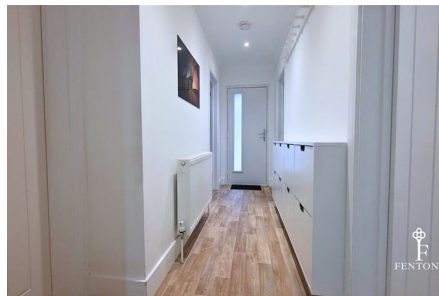


#### Disclaimer - Wide Angle Lens Etc

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 -

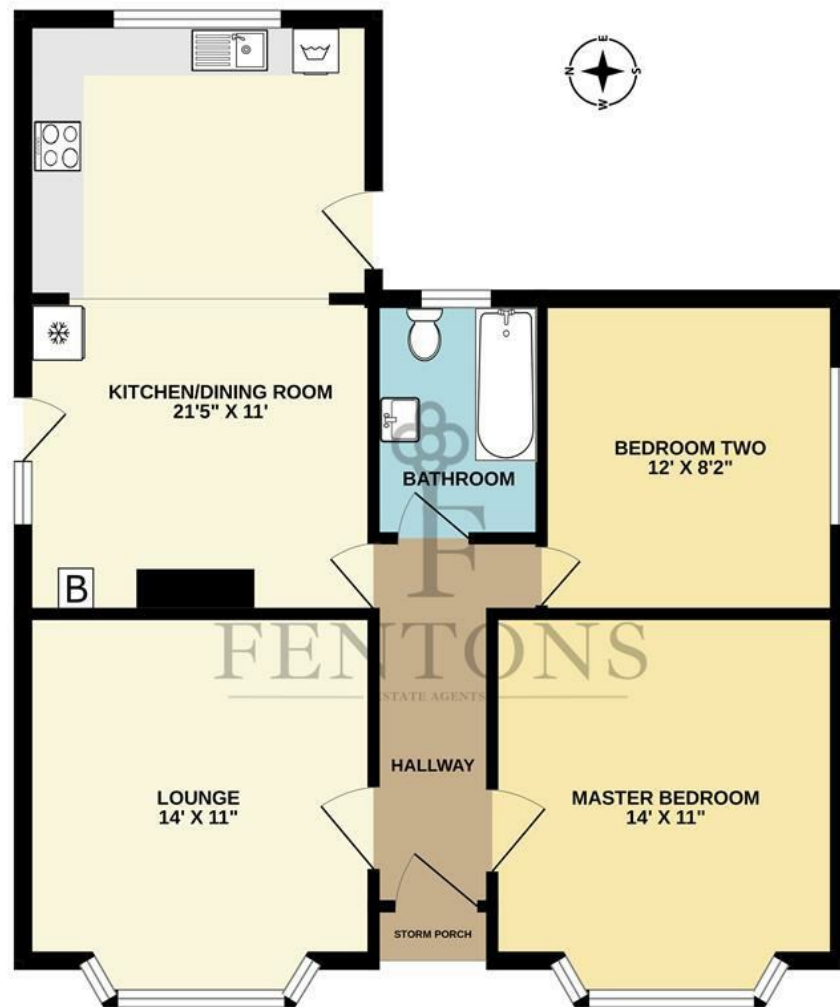
You will find a list of any/all referral fees we may receive on our website



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## GROUND FLOOR



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**

**D**



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

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