

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

Price

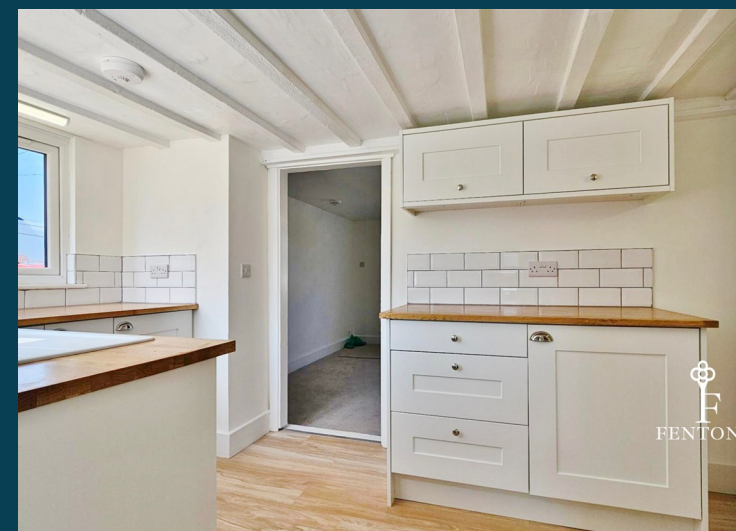
£275,000

FREEHOLD

- Two Bedrooms
- Newly Installed Ground Floor Shower Room
- Newly Fitted Kitchen
- Brand New Double Glazing Throughout
- Fully Re-Wired With Electric Heating, Powered By Solar Panels Offering Low Utility Bills
- Detached Garage & Additional Outbuilding
- Large Rear Garden With Farmland Views To Front & Rear Aspect
- Ample Off Street Parking
- Council Tax Band - B
- EPC Rating - C



FENTONS
ESTATE AGENTS



*** MUST VIEW *** Fentons are delighted to have the opportunity to bring to market this completely refurbished TWO BEDROOM SEMI-DETACHED HOUSE. The property enjoys stunning open farmland views to both the front and rear and is finished to an exceptional standard throughout. The property also benefits from a brand new fitted kitchen, newly installed ground floor shower room, new double glazing throughout and fully rewired electrics, providing a true turnkey home. Further benefits include ample off street parking leading to a detached garage, full planning permission for an extension, solar panels offering the potential for significantly reduced running costs with a large secluded rear garden with an additional outbuilding. Tendring Road is ideally situated approximately 0.5 miles from Thorpe-le-Soken High Street and around 1 mile from Thorpe-le-Soken railway station, with direct rail services to London Liverpool Street, this property combines modern living with a desirable semi-rural setting and excellent transport links. An early viewing is highly recommended to avoid disappointment.

Accommodation comprises of approximate room sizes

Composite door leading to:-

Lounge

12' x 10'11"

Stair flight to first floor. Fireplace. Built in storage cupboard, Wall mounted electric heater. Double glazed sash style window to front. Door to:-

Kitchen

12'3" x 5'7"

Newly installed kitchen fitted with a range of white matching fronted units. Wooden hard edge worksurfaces. Inset ceramic composite sink drainer unit with mixer tap. Cooker to remain with extractor hood above. Part tiled walls. LVT flooring. Space for fridge. Wall light. Double glazed windows to side and rear aspects. Open access to:-

Inner Hall

Composite door to side. Door to:-

Ground Floor Shower Room

Modern white suite comprises low level w/c. Pedestal wash hand basin with mixer tap. Shower cubicle with sliding door and wall mounted electric power shower. Part shower boarding and tiled splashbacks. Tile effect vinyl flooring. Extractor fan. Obscured double glazed window to rear.

Landing

Doors to all rooms. Door to:-

Bedroom One

11'11" x 10'10"

Fitted carpet. Wall mounted electric heater. Double glazed sash style window to front.

Bedroom Two

12'1" x 6'11"

Built in airing cupboard housing hot water cylinder. Fitted carpet. Wall mounted electric heater. Double glazed windows to side and rear aspects with farmland views.

Outside - Rear

Part paved area. Remainder laid to lawn. Additional shingled driveway providing off street parking for several vehicles leading to detached garage. Additional outbuilding/workshop with solar panel battery and controls. Enclosed by panelled fencing.

Outside - Front

Shingled driveway providing off street parking which leads to additional parking and rear garden.

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): No

(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.



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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

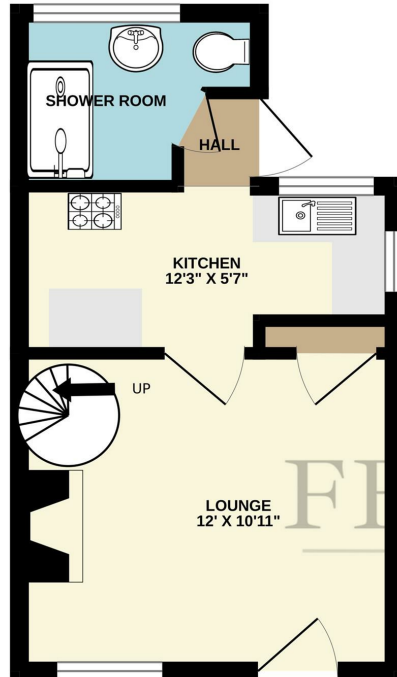
You will find a list of any/all referral fees we may receive on our website



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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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Call us on

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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		77
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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