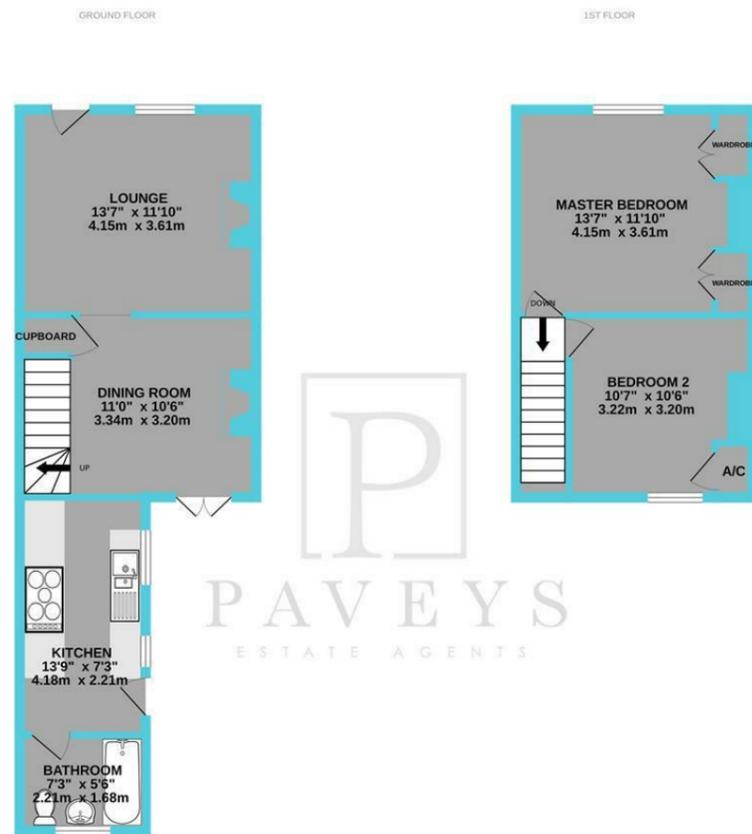




72, Landermere Road  
Thorpe-Le-Soken, CO16 0NB

Price £265,000 Freehold

This GORGEOUS CHARACTERFUL SEMI DETACHED HOUSE with CAR PORT & LANDSCAPED GARDEN is located in the sought after village of Thorpe-le-Soken and is to be sold with VACANT POSSESSION. This charming property has been lovingly restored and modernised to a high standard with the addition of a new roof, new boiler and radiators, complete re-wire throughout, plastered and redecorated throughout and new kitchen. Outside the rear garden has been landscaped with a timber summer house, new car port and double gates installed. It really is ready to move into!!!! Key features include to beautiful reception rooms with feature fireplaces and exposed floor boards, attractive kitchen, bathroom and two bright and sunny first floor bedrooms with storage. Thorpe-le-Soken has a thriving high street with lots of independent shops, restaurants and pubs. It also has primary and secondary schools and railway station with services to Chelmsford and Central London. This property must be viewed! Call Paveys to arrange your appointment today!!!!!!



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

APRIL COTTAGE, 72 LANDERMERE ROAD, THORPE LE SOKEN, CO16 0NB

Whilst every attempt has been made to ensure the accuracy of the floorplans 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. Made with hertogex CAD200.

### LOUNGE 13'7 x 11'10 (4.14m x 3.61m)

Double glazed entrance door, double glazed window to front, exposed floor boards, feature exposed brick fireplace recess with slate hearth and wooden mantel shelf, open access to Dining Room, feature radiator.

### DINING ROOM 10'11 x 10'6 (3.33m x 3.20m)

Double glazed double doors to rear garden, exposed floor boards, feature exposed brick fireplace recess, stair flight to First Floor, under stairs storage cupboard, open access to Kitchen, feature radiator.

### KITCHEN 13'9 x 7'3 (4.19m x 2.21m)

Attractive shaker style over and under counter units, solid wood work tops and upstands, inset white ceramic sink and drainer with mixer tap. Modern Aga style oven, integrated fridge freezer, space and plumbing for washing machine. Double glazed door and windows to side, tiled flooring, spot lights, door to Bathroom.

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

White suite comprising low level WC, pedestal wash hand basin and bath. Double glazed window to rear, tiled flooring, fully tiled walls, radiator.

### FIRST FLOOR

#### FIRST FLOOR LANDING

Carpeted stairs leading to a bright landing with access to both bedrooms.

### BEDROOM ONE 13'7 x 11'10 (4.14m x 3.61m)

Double glazed window to front, fitted carpet, built in wardrobes and shelving, coved ceiling, feature radiator.

### BEDROOM TWO 11'9 x 10'7 (3.58m x 3.23m)

Double glazed window to rear overlooking the garden, fitted carpet, coved ceiling, loft access, built in cupboard, feature radiator.

### OUTSIDE FRONT

Small lawn area with flowers and shrubs, exterior light, driveway to the side providing off road parking, double gates to rear garden and car port.

### OUTSIDE REAR

A beautifully landscaped garden predominantly laid to lawn with flower borders. paved patio area to the rear of the garden, exterior light, timber summer house, hardstanding area with car port over, double gates to front.

### IMPORTANT INFORMATION

Council Tax Band: B

Tenure: Freehold

Energy Performance Certificate (EPC) rating: F

The property is connected to electric, gas, mains water and sewerage.

### DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

### MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

### REFERRAL FEES

Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.