



LAMB & CO

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

GUIDE PRICE £465,000

**** GUIDE PRICE £465,000 - £485,000 **** An immaculately presented detached chalet style property, located on the sought after Abbey Crescent in the village of Thorpe-Le-Soken. The home offers versatile accommodation with two bedrooms to the ground floor as well as two to the first floor and a shower room on each level for convenience. Externally the property benefits from driveway and garage/store to the side with power connected and an electric roller door. To the rear there is a generous sized garden with large workshop with potential to create a home office or garden room plus a further storage shed

- Four Bedrooms
- Impeccably Maintained Throughout
- Two Ground Floor Bedrooms
- Shower Rooms at Ground & First Floor Levels
- Workshop & Garage/Store
- Sought After Private Road
- Conservatory
- EPC D
- Thorpe-Le-Soken



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

LOUNGE/DINER

16'2" x 12' (4.93m x 3.66m)



KITCHEN

18'10" x 8'5" (5.74m x 2.57m)



CONSERVATORY

13'9" x 8'6" (4.19m x 2.59m)



BEDROOM THREE

12' x 12' (3.66m x 3.66m)



BEDROOM FOUR

10'7" x 10' (3.23m x 3.05m)



SHOWER ROOM

7'8 x 6'8 (2.34m x 2.03m)



BEDROOM ONE

18'6 x 10'2 (5.64m x 3.10m)



FIRST FLOOR

LANDING



BEDROOM TWO

17'4 x 8' (5.28m x 2.44m)



SHOWER ROOM

7' x 6'3 (2.13m x 1.91m)



OUTSIDE

FRONT



REAR



WORKSHOP



Additional Info

Council Tax Band: C* *improvement indicator meaning the band may be reassessed upon sale

Heating: Gas Central Heating via Radiators

Services: Mains gas, electricity, water & drainage

Broadband: Ultrafast fibre available (upto 1,800mbps)

Mobile Coverage: EE, Three, Vodafone - Limited / O2 - Likely

Construction: Cavity Wall

Restrictions: None

Rights & Easements: None

Flood Risk: Rivers & Sea - Very Low / Surface Water - Medium

Additional Charges: None

Seller's Position: Complete Onward Chain

Garden Facing: North East

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

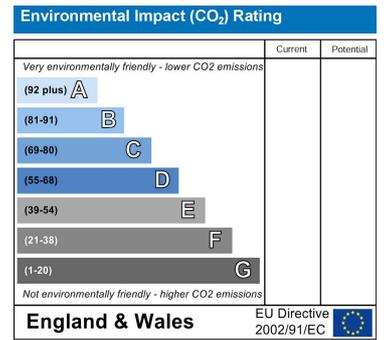
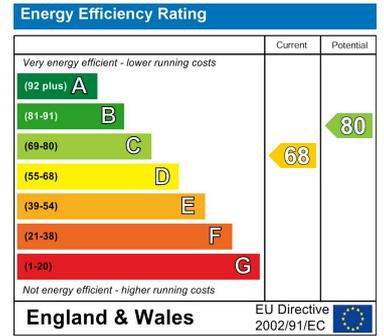
ANTI-MONEY LAUNDERING REGULATIONS 2017

- 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.

Map



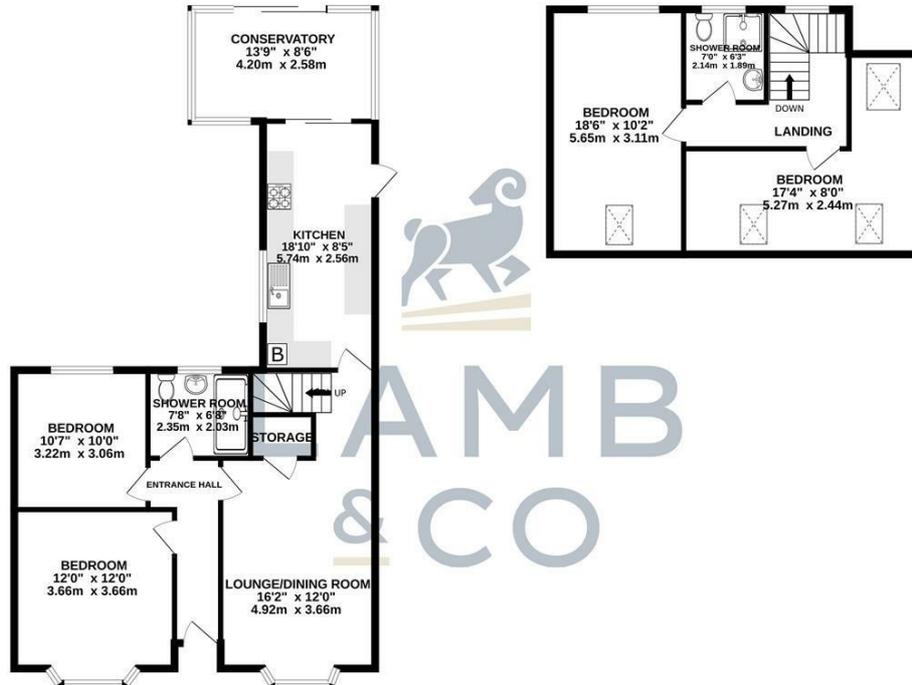
EPC Graphs



Floorplan

GROUND FLOOR
892 sq.ft. (82.9 sq.m.) approx.

1ST FLOOR
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA: 1387 sq.ft. (128.9 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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