LAMB & CO

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Inspired by property, driven by passion.

# ABBEY STREET, CLACTON-ON-SEA, CO16 0JN

## PRICE £230,000

This charming two bedroom cottage in the heart of Thorpe-le-Soken offers cozy, characterful living with modern comforts. Featuring a warm, inviting lounge, a well-appointed kitchen, and two generously sized bedrooms. A private garden provides a peaceful outdoor retreat, while the village's shops, pubs, and transport links are all within easy reach, making it an ideal home for first-time buyers or downsizers.

- Two Bedrooms
- Village Location
- Well Presented
- Character Features
- South Facing Garden
- EPC D

## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

## LOUNGE

14'1" x 13'5" (4.29m x 4.09m )

## KITCHEN

14'2" x 7'1" (4.32m x 2.16m )

## DINING ROOM

11'8" x 8'0" (3.56m x 2.44m )

## LANDING

## BEDROOM TWO

13'8" x 8'0" (4.17m x 2.44m )

## BEDROOM ONE

10'3" x 10'1" (3.12m x 3.07m )

## BATHROOM

7'0" x 4'7" (2.13m x 1.40m )

## OUTSIDE FRONT

## OUTSIDE REAR

## 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.

## Agents Note Sales

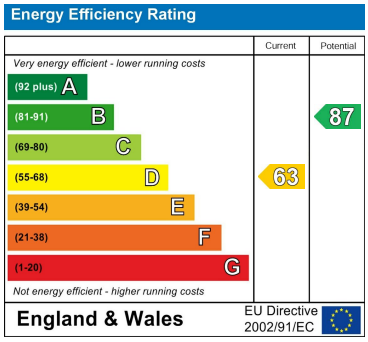
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

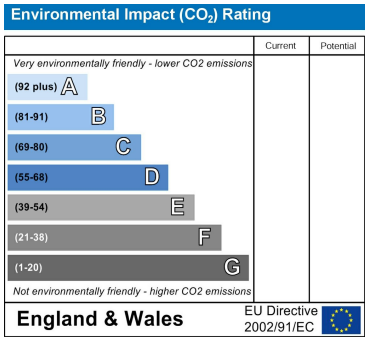
## Material Information

Council Tax Band: B
Heating: Gas
Services: Mains water and electric
Broadband: Superfast
Mobile Coverage: EE, Three, O2 & Vodafone
Construction: Conventional
Restrictions: N/A
Rights & Easements: N/A
Flood Risk: Very low
Additional Charges: N/A
Seller's Position: Complete onward chain
Garden Facing: South

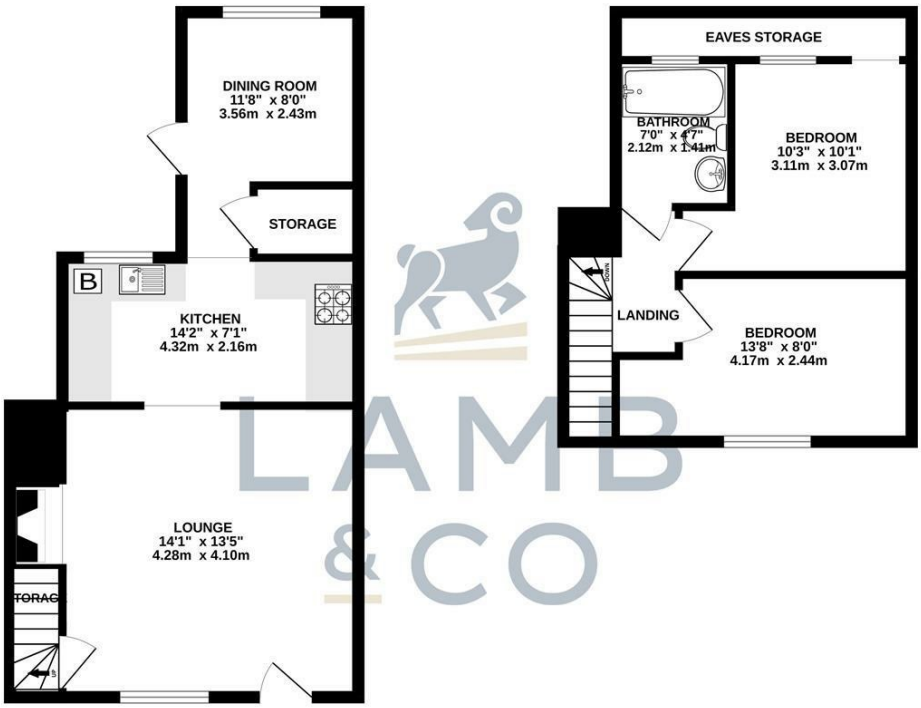
## Map

## EPC Graphs




## Floorplan




TOTAL FLOOR AREA : 749 sq.ft. (69.5 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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