



LAMB & CO

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Inspired by property, driven by passion.



HIGH STREET, THORPE-LE-SOKEN, CO16 0EA

PRICE £245,000

Situated in the popular village of Thorpe le Soken, this three-bedroom terraced house offers well-proportioned accommodation and is available with no onward chain, making it ideal for a straightforward purchase. The property features a bright lounge along with the added benefit of a separate dining room, providing flexible living and entertaining space. Upstairs are three good-sized bedrooms and a family bathroom. Externally, there is a private rear garden offering space for outdoor enjoyment. Conveniently located close to local amenities, schools, and transport links, this home would suit first-time buyers, families, or investors alike.

- Three Bedrooms
- Dining Room
- Village Location
- Well Presented
- No Onward Chain
- EPC - E

LOUNGE

11'11" 10'10" (3.63m 3.30m)

DINING ROOM

9'11" 10'10" (3.02m 3.30m)

KITCHEN

11'1" 6'7" (3.38m 2.01m)

BATHROOM

7'9" 6'7" (2.36m 2.01m)

BEDROOM ONE

12'00" 10'10" (3.66m 3.30m)

BEDROOM TWO

9'11" 7'1" (3.02m 2.16m)

BEDROOM THREE

10'9" 6'8" (3.28m 2.03m)

OUTSIDE

OUTSIDE REAR

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.

Material Information

Council Tax Band: C

Heating: Gas

Services: All Mains

Broadband: Ultrafast

Mobile Coverage: Good

Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: Low

Additional Charges: No

Seller's Position: No Onward Chain

Garden Facing: South

Map



EPC Graphs

Energy Efficiency Rating		Current	Potential
(92 plus) A	Very energy efficient - lower running costs		84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			49
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
(92 plus) A	Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	

Floorplan

Ground Floor
Approx. 38.8 sq. metres (418.2 sq. feet)



First Floor
Approx. 32.9 sq. metres (354.0 sq. feet)



Total area: approx. 71.7 sq. metres (772.2 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.