



LAMB & CO

Call us on 01255 422 240

Inspired by property, driven by passion.



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

£2,250 PCM

Lamb and Co are pleased to advertise this three/four bedroom detached bungalow, was refurbished less than a year ago. This property is situated in the sought after village of Thorpe- Le Soken, which gives you a selection of local amenities, just a short walk away. This property is available from the end of July. Contact the office to express interest.

- Available End Of August
- Guarantor Required
- Parking for Multiple Vehicles
- Three/Four Bedrooms
- No Smokers
- Council Tax Band- C
- En-Suite & Dressing Area to Master
- EPC- C



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### Entrance Hallway



### Snug/Bedroom

15' x 11'1 (4.57m x 3.38m)



### Bedroom

15' x 11' (4.57m x 3.35m)



### Bedroom

11' x 9'3 (3.35m x 2.82m)

### Master Bedroom

11'8 x 11' (3.56m x 3.35m)



### Dressing Area

8'2 x 5'5 (2.49m x 1.65m)



### En-Suite

8'2 x 5'3 (2.49m x 1.60m)



## Bathroom

9' x 6'8 (2.74m x 2.03m)



## Front Of Property



## Outside Rear

60' x 40' (18.29m x 12.19m)



## Open Plan Living/Kitchen/Dining

25'4 x 18' (7.72m x 5.49m)



## Kitchen Area



## Living Area

## Utility Room

9' x 5' (2.74m x 1.52m)



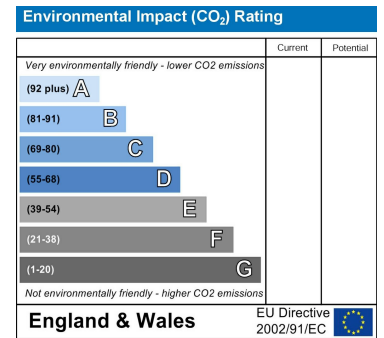
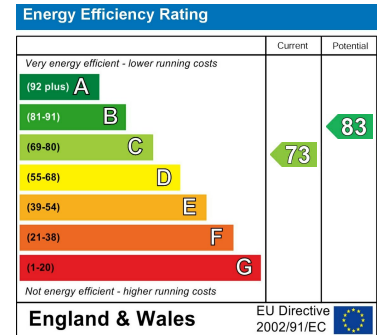
## Agent Lettings Notes

PLEASE NOTE - All of our rental properties require 1 full months rent security deposit and 1 full months rent in advance. From this amount we require 1 weeks rent to be paid up front as a holding deposit to process your application.

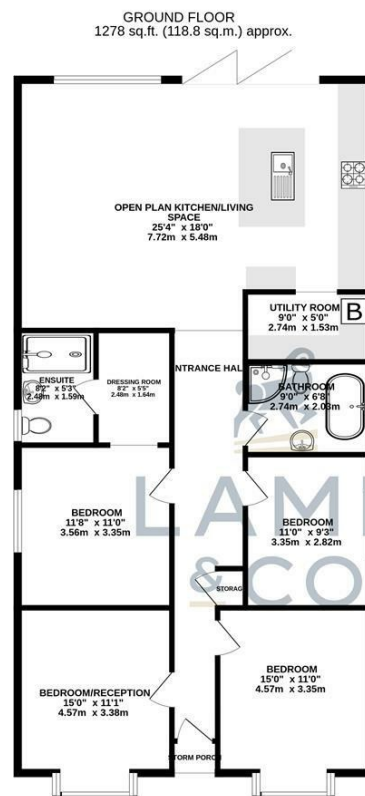
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 1278 sq.ft. (118.8 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 is given as to their operability or efficiency can be given.  
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