



## Ellis Road Thorpe-le-Soken, CO16 0DZ

Guide Price: £230,000 - £250,000. Being offered with NO ONWARD CHAIN & Situated on a sought after newly constructed development, Sheen's Estate Agents are pleased to offer for sale this, TWO BEDROOM SEMI-DETACHED HOUSE. Thorpe-le-Soken village has a range of excellent shops along with public houses and restaurants. Thorpe's railway station also has connections to London Liverpool Street and is located just over a mile away.

- Two Bedrooms
- 13'9 Lounge
- 13'3 Kitchen
- Ground Floor Cloakroom
- Gas Central Heating
- Double Glazed
- Garden
- No Onward Chain
- Council Tax Band B
- EPC Rating B



**Guide Price £230,000 Freehold**

### Accommodation comprises -

The accommodation comprises approximate room sizes:

Entrance door to:

#### Entrance Hallway

Radiator. Doors to;

#### Ground Floor Cloakroom

Concealed cistern WC. Wall mounted wash basin. Radiator. Tiled floor.



#### Lounge

15'2 max x 13'3 max

Double glazed window to front. Radiator. Stair flight to first floor. Door to Kitchen.



## Kitchen

13'3 x 11'1 max

Square edged work surfaces with inset one and half bowl single drainer sink unit. Inset 4 ring gas hob with oven under. Integrated fridge freezer. All appliances not tested. Space for washing machine and slimline dishwasher. Selection of matching high gloss units at eye and floor level. Wall mounted gas boiler in cupboard (not tested). Breakfast bar. Radiator. Double glazed doors to garden.



## First Floor Landing

Loft access. Airing cupboard. Loft access. Doors to;



### Bedroom One

13'2 into wardrobe x 9'

Double glazed window to rear. Radiator. Fitted wall length sliding door wardrobes.



### Bedroom Two

13'2 x 8' max

Double glazed window to front. Radiator.



### Bathroom

Modern suite comprising concealed cistern WC. Wall mounted wash basin. Panelled bath with wall mounted shower over. Part tiled walls. Radiator.



### Outside Rear

Enclosed by panelled fencing. Timber storage shed. Substantial patio paved area. Raised sleeper beds. Remainder being laid to lawn. Side access to front.



### Outside Front

Slate shingled front garden. Driveway providing off street parking for numerous cars.

### Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band B; Payable 2026/2027 £1771.67 Per Annum

Any Additional Property Charges:

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

### Agents Note - Restrictive Covenants on Title

Please note we believe there are restrictive covenants on the title of the property. These should always be looked at by your legal representative who can advise you further

### DH0726

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

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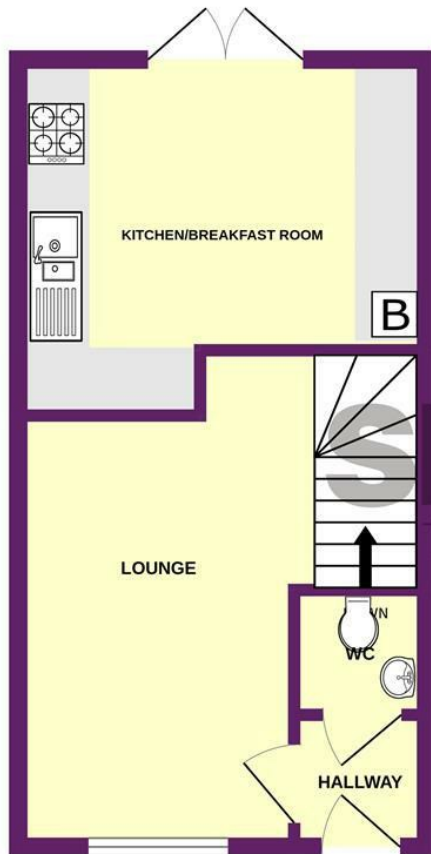
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

**Draft Details -**

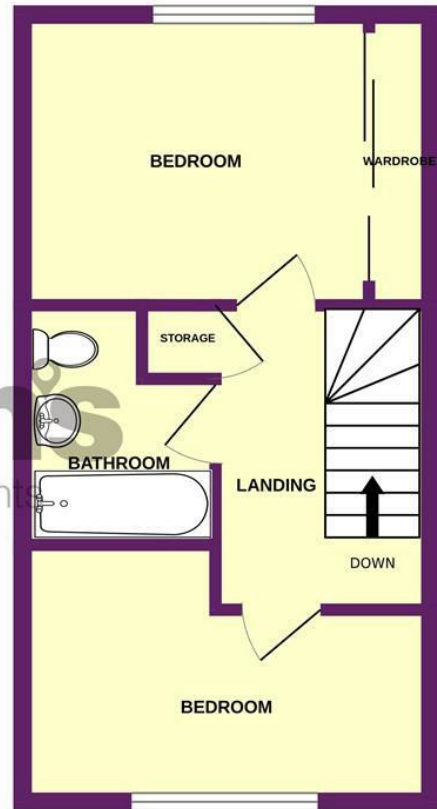
DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR



1ST FLOOR



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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## Selling properties... not promises

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**Sheen's**  
The Action Agents

