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Sheen's
The *Action* Agents



Abbey Street
Thorpe-le-Soken, CO16 0JN

Situated on the sought-after Abbey Street in Thorpe-le-Soken, Sheens Estate Agents are delighted to bring to market this TWO BEDROOM MID TERRACE COTTAGE being sold with NO ONWARD CHAIN. 'Silverdene' is a charming modern cottage which offers a wonderful blend of comfort and style. The property features two well-proportioned bedrooms, a modern bathroom, and a welcoming living space ideal for both relaxing and entertaining. To the rear, a beautifully presented garden provides a private and peaceful outdoor retreat. Conveniently located close to local amenities and transport links, this delightful home is perfect for first-time buyers, downsizers, or those seeking village living.

- Two Double Bedrooms
- Mid-Terraced Cottage
- Character Property
- Modern Throughout
- 14'1" x 13'5" Living Area
- Ideal First Time Buy
- No Onward Chain
- Sort After Village Location
- EPC Rating - D
- Council Tax Band - B







Offers In Excess Of £210,000 Freehold

The accommodation comprises approximate room sizes:

Hardwood door leading to:-

Lounge

14'1" x 13'5"

Wood effect laminate flooring. Log burner. Under stair storage cupboard. Stair flight to first floor. Radiator. Sealed unit double glazed window to front. Opening to:-









Kitchen

14'2" x 7'1"

Fitted with a range of matching fronted units. Wood effect square edge worksurfaces. Inset ceramic sink bowl and drainer unit. Inset four ring electric hob with extractor hood above and electric oven under. Further selection of matching units at both eye and floor level. Space for fridge/freezer. Cupboard housing combination boiler. Tiled splash back. Wood effect laminate flooring. Sealed unit double glazed window to rear. Opening to:-



Dining Room

11'8" x 8'

Built in storage cupboard. Radiator. Wood effect laminate flooring. Sealed unit double glazed window to rear. Sealed unit double glazed door to garden.



Landing

Radiator. Loft access. Doors to all rooms. Door to:-



Bedroom One

10'3" x 10'1"

Radiator. Sealed unit double glazed window to rear.



Bedroom Two

13'8" x 8'

Fitted wardrobes. Radiator. Sealed unit double glazed window to front.





Bathroom

Modern suite comprises low level w/c. Vanity wash hand basin with storage cupboards under. Fitted panelled bath with wall mounted shower attachment. Heated towel rail. Part tiled walls. Tiled flooring. Obscured sealed unit double glazed window to rear.



Outside - Rear

Part paved patio area. Part shingled area. Remainder laid to lawn. Shed to remain. Enclosed by panelled fencing.











Outside - Front

Wooden gate. Outside light. Enclosed by brick wall.



Material Information - Freehold Property

Tenure:
Council Tax: Tendring District Council; Council Tax Band B - £1801.78

Any Additional Property Charges: N/A

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: N/A

DH/02.26

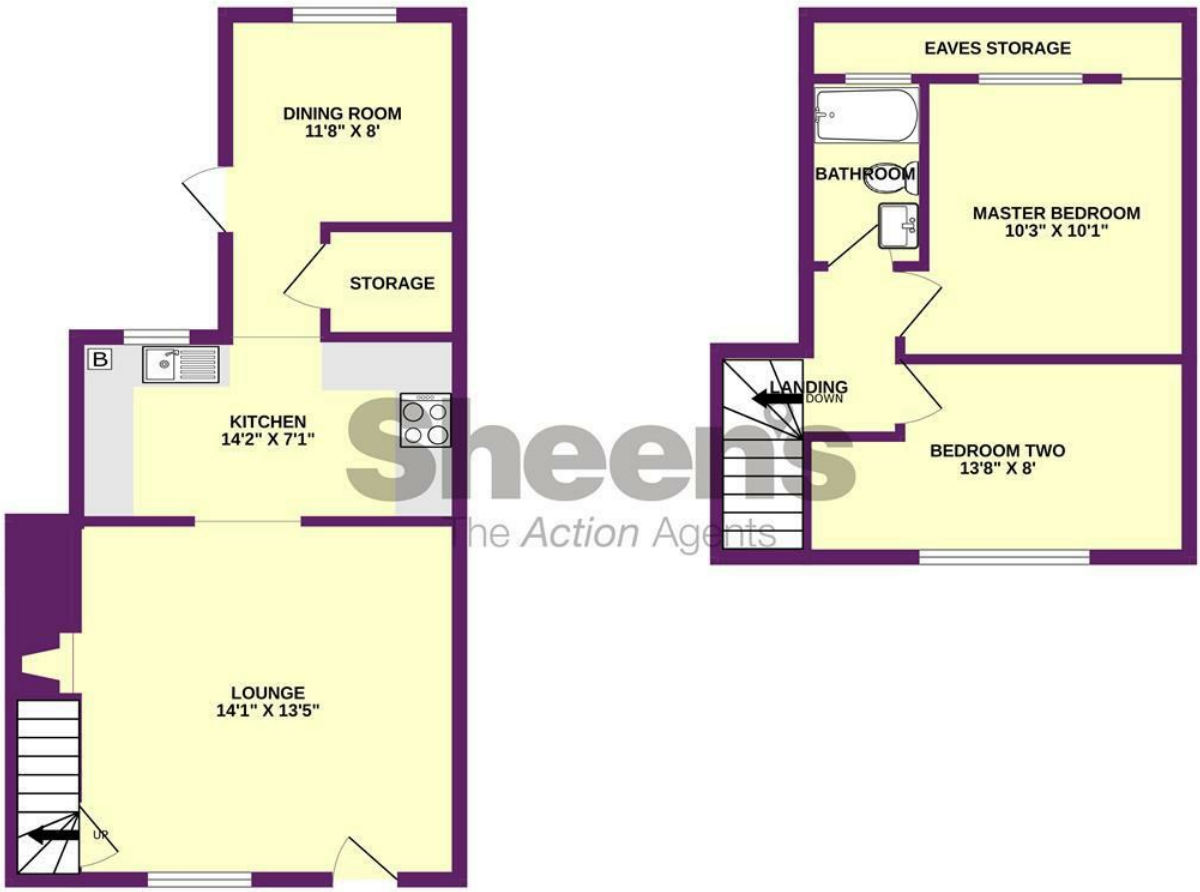
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source 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.

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

GROUND FLOOR

1ST FLOOR



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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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