



## Abbey Street Thorpe-le-Soken, CO16 0JN

Situated in the picturesque village of Thorpe-le-Soken, in a non estate position, Sheen's Estate Agents have the pleasure in offering for sale this well presented TWO BEDROOM SEMI DETACHED HOUSE. The property is within walking distance of pre, primary and secondary schools and is conveniently located within a quarter of a mile of the mainline railway station with links to London Liverpool Street. Shopping amenities are within a quarter of a mile of the property in Thorpe High Street as well as Frinton's town centre and seafront being situated approximately four and a half miles away. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Double Bedrooms
- Downstairs Cloakroom
- Off Street Parking
- Well Presented Throughout
- Village Location
- Close to Shops & Amenities
- 15'1" x 10'6" Lounge
- 15'2" x 10'4" Master Bedroom
- EPC Rating - B
- Council Tax Band - C



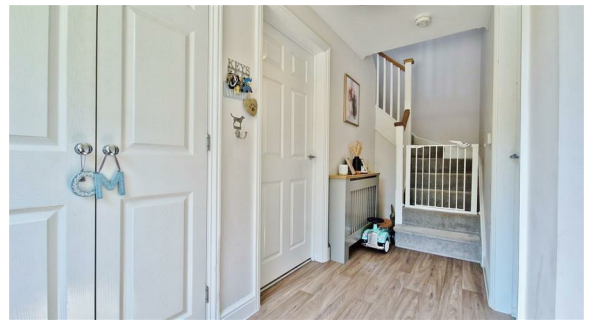
**Price £285,000 Freehold**

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door under a storm porch leading to:-

### Hallway

Built in double length storage cupboard. Stair flight to first floor. Luxury vinyl flooring. Radiator. Door to:-



### Cloakroom

White suite comprises low level w/c. Vanity wash hand basin with storage cupboard under. Tiled splashback. Luxury vinyl flooring. Radiator. Obscured sealed unit double glazed window to front.



### Kitchen

11'1" x 7'6"

Fitted with a range of modern matching fronted units. Bevelled edge marble effect worksurfaces. Inset stainless steel one and a half bowl sink drainer unit with mono mixer tap. Inset four ring gas hob with built in oven under and extractor hood above. Further selection of matching units at both eye and floor level. Integrated dishwasher. Space for fridge/freezer. Plumbing for washing machine. Wall mounted combination boiler. Radiator. Luxury vinyl flooring. Sealed unit double glazed Georgian style window to rear.



## Lounge

15'1" x 10'6"

Luxury vinyl flooring. Radiator. Sealed unit double glazed Georgian style window to front. Sealed unit double glazed French style doors giving access to rear.



## First Floor Landing

Loft access with pull down ladder. Fully boarded with power and lighting connected. Sealed unit double glazed Georgian style window to rear. Doors to all rooms. Door to:-



## Bedroom 1

15'2" x 10'4"

Two radiators. Sealed unit double glazed Georgian style window to front. Sealed unit double glazed Georgian style window to rear.



## Bedroom 2

12'6" x 8'1"

Radiator. Sealed unit double glazed Georgian style window to front.



## Bathroom

White suite comprises low level w/c. Pedestal wash hand basin. Panelled bath with shower attachment. Part tiled walls. Luxury vinyl flooring. Radiator. Shaver point. Extractor fan. Obscured sealed unit double glazed window to rear.



## Outside - Rear

33'

Part patio area. Part laid to lawn. Further patio entertaining area. Wooden storage shed to remain. Enclosed by panelled fencing. Outside tap. Outside double socket. Outside lights. Gate giving access to front. Further gate giving access to rear parking spaces.



### Outside - Front

Pathway giving access to entrance door and side gate. Majority laid to lawn with flower beds. Outside light.



### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C - £2059.18

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): Yes - For Current Correct Information Please Visit:  
<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

### DH 0825

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.

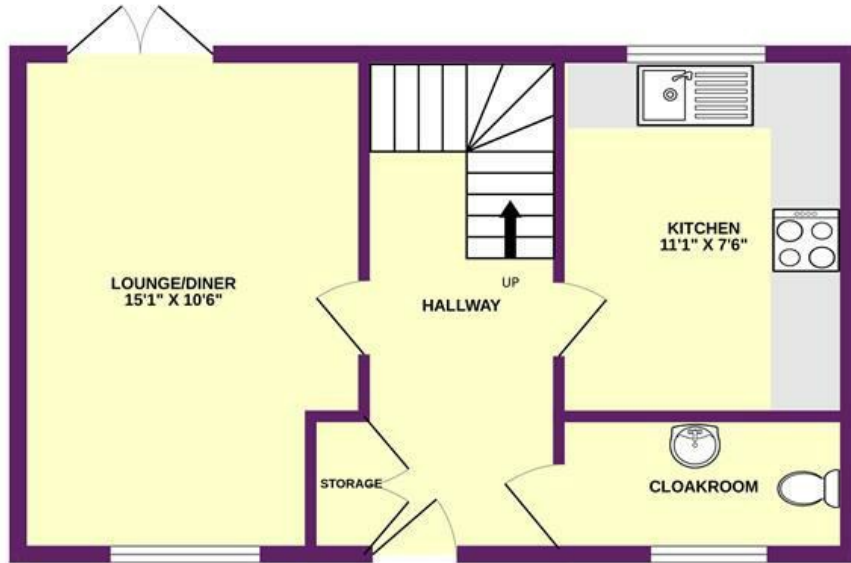
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

### Particular Disclaimer

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.

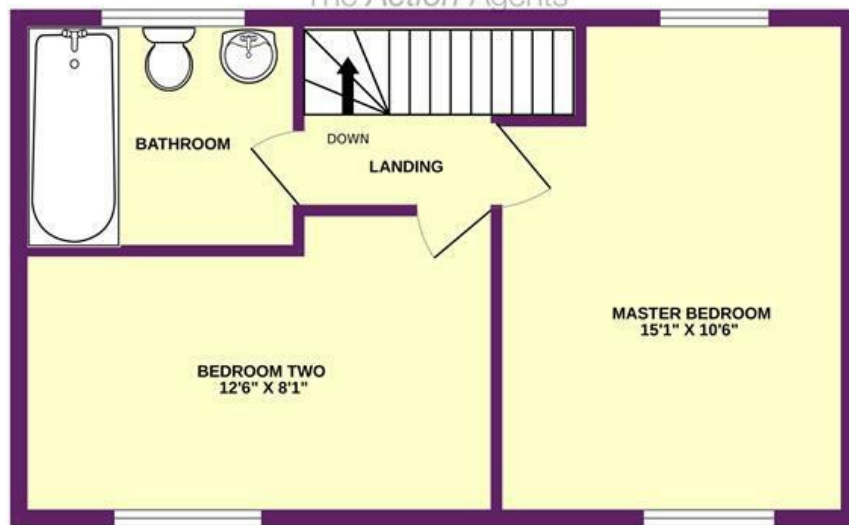
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## GROUND FLOOR



## 1ST FLOOR

**Sheen's**  
The Action Agents



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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