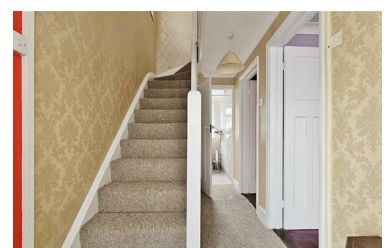




## High Street Thorpe-le-Soken, CO16 0DY

In need of a full programme of modernisation and situated in the sought after historic village of Thorpe-le Soken, Sheen's Estate Agents have the pleasure in offering for sale this TWO BEDROOM DETACHED HOUSE. The property is located in the village centre with a selection of traditional shops, two public houses, and a pretty church which dates back to 1068. The mainline railway station with links to London Liverpool Street is conveniently situated within a third of a mile of the property and an early viewing is highly recommended to appreciate the accommodation on offer.

- Two Double Bedrooms
- Ground Floor Cloakroom
- Dining Room/Reception Room
- Unoverlooked Rear Garden
- Off Road Parking
- Close to Amenities
- Non-Estate Position
- No Onward Chain
- Council Tax Band - D
- EPC Rating - D



**Price £295,000 Freehold**



Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

### Porch

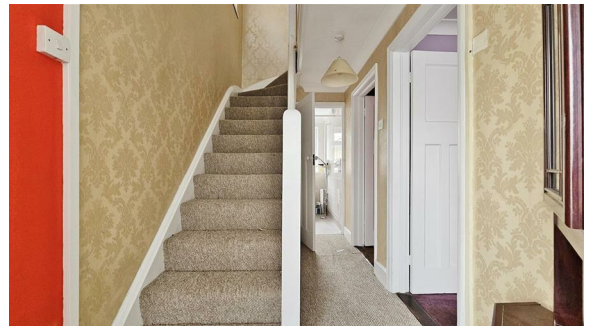
Radiator. Obscured sealed unit double glazed window to side.

Open access to:



### Hallway

Stair flight to first floor. Under stairs storage cupboard. Door to:



### Lounge

15'1" into bay x 11'6"

Radiator. Sealed unit double glazed bay window to front.



### Wet Room

Suite comprises of low level WC. Wash hand basin. Wall mounted shower attachment with soak away. Fully tiled walls. Vinyl flooring. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to rear.

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## Kitchen

11'11" x 11'6"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset stainless bowl sink and drainer unit. Inset four ring gas hob with extractor hood above. Built in eye level double electric ovens. Further selection of matching units both at eye and floor level. Plumbing for washing machine and dishwasher. Part tiled walls. Wood effect vinyl flooring. Radiator. Sealed unit double glazed window to rear. Door to:



## Dining Room/Reception Room

23'8" x 10'2"

Two radiators. Sealed unit double glazed windows to front and rear. Sealed unit double glazed door leading to rear garden.



## Landing

Loft access. Sealed unit double glazed window to side and front. Doors to:



## Bedroom One

11'6" x 11'6"

Radiator. Sealed unit double glazed window to front.



## Bedroom Two

11'6" x 11'6"

Built in airing cupboard housing boiler providing heating and hot water throughout. Radiator. Sealed unit double glazed window to rear.



## Bathroom

White suite comprises of low level WC. Pedestal wash hand basin. Enclosed panelled bath. Part tiled walls. Vinyl flooring. Electric heater. Radiator. Obscured sealed unit double glazed window to rear.





### Outside - Rear

Part paved area. Remainder laid to lawn. Beds stocked with an array if flowers, trees, shrubs and bushes. Access to front via side gate. Outside tap. Shed to remain. Enclosed by panelled fencing.



### Outside - Front

Hardstanding concrete area providing off street parking for one vehicle. Enclosed by low panelled fence.

### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

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

Non-Standard Property Features To Note: None

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## JS 0725

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.

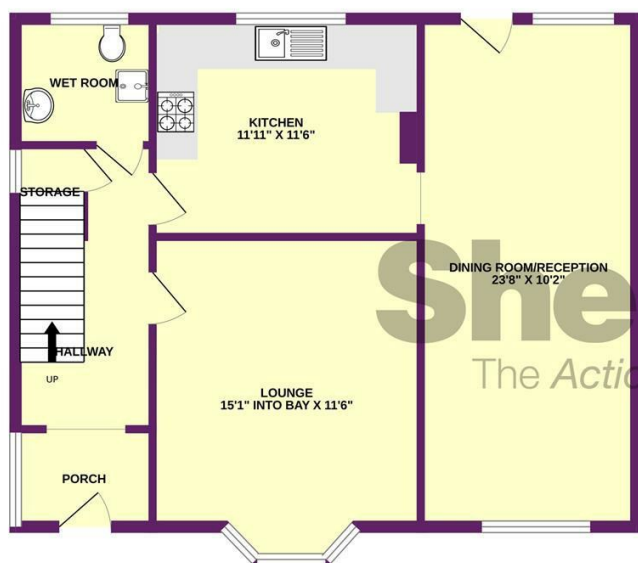
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

## Particular Disclaimer

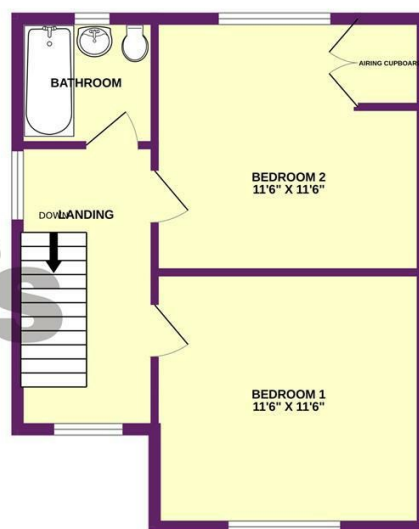
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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



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