



BLAKE & THICKBROOM



ABBEY STREET,  
THORPE-LE-SOKEN, ESSEX, CO16 0JN  
£260,000 (Offers in excess of)

70 Station Road, Clacton on Sea, Essex, CO15 1SP | Tel: 01255 688788 | enquiries@blake-thickbroom.co.uk  
<https://www.blake-thickbroom.co.uk>

**DESCRIPTION:**

Blake & Thickbroom are delighted to be offering for sale this charming two bedroom detached cottage dating back to the early 1900s. The property offers a modern feel but still holds the character and charm of its original age and is located in the heart of the highly regarded village of Thorpe le Soken. The property is conveniently situated within walking distance of local shopping facilities, restaurants, schools and approx 1/4 mile from mainline railway station leading to London's Liverpool Street. A viewing is highly recommended to appreciate this rare opportunity.

**DIRECTIONS:**

Proceed from: Clacton's town centre along the A133 London Road. Upon reaching the first roundabout, take the second exit on left onto the second part of the bypass. At the second roundabout take the third exit on the right hand side signposted towards the village of Little Clacton. Proceed through the centre of Little Clacton for approximately 1.5 miles, turning right at Plough Corner into Harwich Road. Proceed along Harwich Road for approximately 2 miles, down the hill, under the railway bridge, passing Thorpe le Soken railway station on left. Turn right at the war memorial into Abbey Street and the property will be found almost immediately on the left hand side.

**THE ACCOMMODATION (WITH approximate measurements) COMPRISES:**

\* TWO BEDROOMS \* FIRST FLOOR SHOWER ROOM \*

\* 11'3 x 7'9 KITCHEN DINER \*

\* 13'11 x 11'9 LOUNGE \*

\* DOUBLE GLAZING \* GAS HEATING \*

COURTYARD STYLE GARDEN \*

\* OFF ROAD PARKING \*

\* VIEWING RECOMMENDED \* SOLE AGENTS \*

**FIRST FLOOR: BEDROOM ONE:** 12'0 (3.66m) x 8'10 (2.69m)

Radiator. Fitted wardrobe. Replacement double glazed window to front.

**BEDROOM TWO:** 10'11 (3.33m) x 8'2 (2.49m)

Radiator. Cupboard housing boiler. Replacement double glazed window to rear.

**SHOWER ROOM:**

Modern fitted shower room comprising of shower tray with sliding doors, pedestal wash basin, low level WC. Tiled walls. Melamine panelled walls. Extractor fan.

**FIRST FLOOR LANDING:**

Loft access. Doors to all rooms. Stairs to ground floor.

**ENTRANCE PORCH:**

Double glazed entrance door to entrance porch. Entrance door to lounge.

**LOUNGE:** 13'11 (4.24m) x 11'9 (3.58m)

Radiator. Stairs to first floor. Replacement double glazed window to front. Access to kitchen diner.

**KITCHEN DINER:** 11'3 (3.43m) x 7'9 (2.36m)

Modern fitted kitchen comprising of grey fitted units with laminated rolled edge work surfaces with inset single drainer sink unit with drawers and storage below, range of eye level cupboards, low level oven with four ring gas hob and extractor hood above. Fully tiled walls. Replacement double glazed door leading to garden.

**OUTSIDE:**

To the front of the property is a block paved driveway affording access to off road parking, mostly enclosed by low level brick wall. The rear garden is courtyard style with paving slabs, enclosed by brick wall and trellis.

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**AGENTS NOTES:**

Material information of this property

Tenure is Freehold.

Council Tax Band C. EPC Rating E.

Services connected.

Electricity - Yes.

Gas - Yes.

Water- Yes.

Sewerage type - Mains.

Telephone and Broadband coverage - Yes. Prospective purchasers should be directed to website [Checker.ofcom.org.co.uk](http://Checker.ofcom.org.co.uk) to confirm the coverage of mobile phone and broadband for this property.

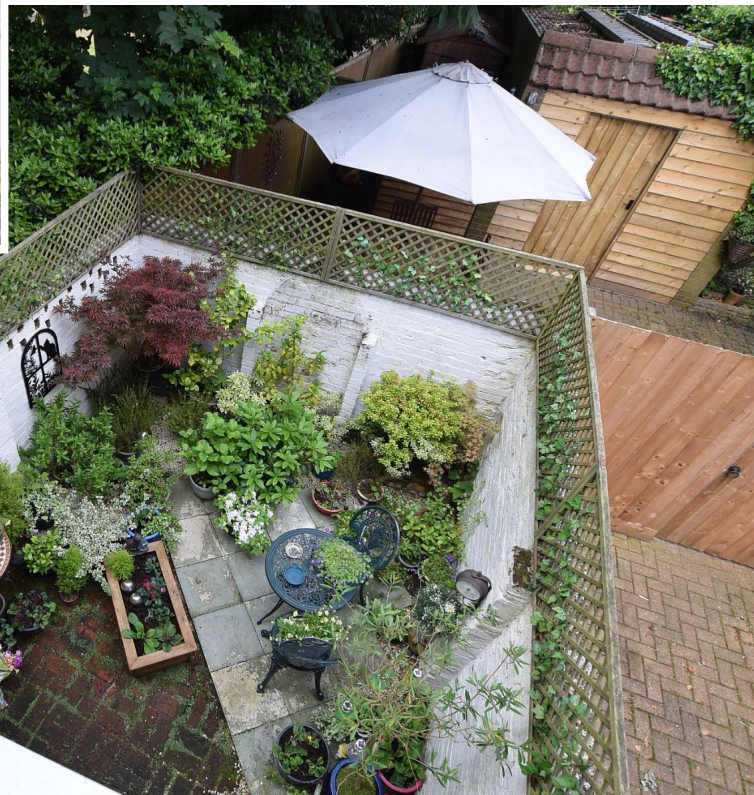
Any additional property charges - No.

Non standard property features to note - TBA.

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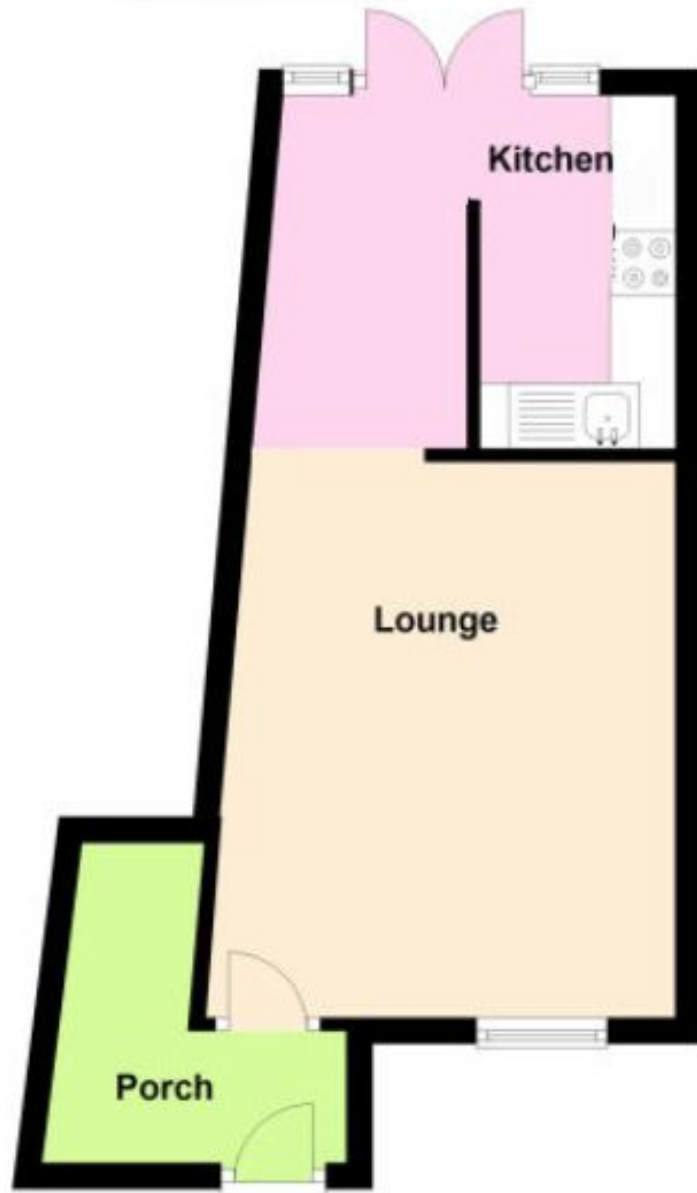
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## Ground Floor



## First Floor



Total area: approx. 51.1 sq. metres (549.9 sq. feet)