



BLAKE & THICKBROOM



**POND COTTAGE, ABBEY STREET,
THORPE LE SOKEN, ESSEX, CO16 0JJ
£265,000 (Asking Price)**

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DESCRIPTION:

Blake & Thickbroom are pleased to be offering with no onward chain this semi detached cottage situated in the heart of the popular village of Thorpe le Soken. The property can be found within walking distance of shopping facilities and is approximately a mile and a half of british mainline railway station leading into Liverpool Street. The cottage can be found with favoured school catchment areas and in the valuers opinion is an ideally purchase for a young family or a landlord looking to improvement his portfolio.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along A133 London Road. Upon reaching the main London Road roundabout take the second exit onto the bypass road. Proceed straight across the first roundabout and at the second roundabout take the third exit towards the village of Little Clacton. First left at the roundabout and proceed through the centre of Little Clacton for approx one and a half miles before turning left into Harwich Road. Proceed along Harwich Road under the bridge passing Thorpe le Soken railway station on the left. At the junction turn right into Abbey Street and the property can be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* TWO FIRST FLOOR BEDROOMS * 14' x 11'6 LOUNGE *

* 10'6 x 10' KITCHEN/BREAKFAST ROOM * 15'9 x 10'1 CONSERVATORY/DINER *

* 10' x 5' STUDY * GROUND FLOOR BATHROOM * SEPARATE WC *

* DOUBLE GLAZING * GAS HEATING *

* OFF ROAD PARKING FOR THREE CARS * APPROX 35' REAR GARDEN * VILLAGE LOCATION *

* FAVOURED SCHOOL CATCHMENT AREA * NO ONWARD CHAIN * SOLE AGENTS *

ENTRANCE HALL:

Composite style partially glazed entrance door to entrance hall. Radiator, tiled flooring, spiral staircase to first floor, doors to lounge and ground floor bathroom.

LOUNGE: 14'0 (4.27m) x 11'6 (3.51m)

(max) Radiator, laminated flooring, built in storage cupboard housing wall mounted gas boiler. Double glazed window to front, door to kitchen/breakfast room.

KITCHEN BREAKFAST ROOM: 10'6 (3.20m) x 10'0 (3.05m)

Fitted with a range of laminated fronted units comprising laminated rolled edge work surfaces with matching breakfast bar with inset one and a half sink unit. Cupboards, drawers and storage space under, range of matching eye level cupboards. Tiled flooring, radiator, sky light above, door to study and further door to conservatory/diner.

STUDY: 10'0 (3.05m) x 5'0 (1.52m)

Radiator, double glazed windows to side.

CONSERVATORY/DINER: 15'9 (4.80m) x 10'1 (3.07m)

Brick base construction with UPVC double glazed aspects to side and rear. Tiled flooring, plumbing for washing machine, double doors to rear garden. Further door to separate WC.

SEPARATE WC:

Fitted with low level WC, wall mounted wash basin.

GROUND FLOOR BATHROOM:

White suite comprising panelled bath with mixer tap and shower attachment, pedestal wash basin, low level WC, chrome effect radiator, built in storage cupboard. Double glazed window to side.

FIRST FLOOR LANDING:

Walk in storage cupboard, double glazed window to side. Doors to bedrooms.

BEDROOM ONE: 15'0 (4.57m) x 7'10 (2.39m)

(plus door recess) Built in wardrobes, radiator, double glazed window to front.

BEDROOM TWO: 10'6 (3.20m) x 8'2 (2.49m)

Partially vaulted ceiling, radiator, double glazed window to side.

OUTSIDE:

The frontage is retained by mature hedging and affording hard standing for off road parking which extends down the side of the property to accommodate three cars and access to rear garden. The rear garden is lawned with raised decking area adjacent to the rear of the property and is retained by timber pancel fencing.

AGENTS NOTES:

Material information for this property

Tenure is Freehold. Council Tax Band: C. EPC: D

Services connected

Electricity - Yes

Gas- Yes

Water- Yes

Sewerage type - Mains

Telephone and Broadband coverage- Disconnected

Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges- None

Non standard property features to note - None

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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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