



DESCRIPTION:

NO ONWARD CHAIN

Blake & Thickbroom are delighted to be offering for sale this recently refurbished character filled three bedroom terraced cottage. The property benefits from off street parking, south facing rear garden backing onto woodlands with easy access to recreational field and with easy reach of local shops, restaurants and mainline railway station to London Liverpool Street. An internal inspection is highly recommended to fully appreciate the accommodation on offer. Call our offices to book a viewing in now.

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 right 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:

- * VIDEO TOUR AVAILABLE *
- * THREE DOUBLE BEDROOMS * FAMILY BATHROOM *
- * 13'9 x 10'11 LOUNGE * 13'8 x 7'8 KITCHEN *
- * 7'9 OFFICE * GROUND FLOOR WC * UTILITY SPACE *
- * MOSTLY DOUBLE GLAZED * GAS HEATING *
- * OFF ROAD PARKING * NO ONWARD CHAIN * VIEWING RECOMMENDED * SOLE AGENTS *

FIRST FLOOR: BEDROOM ONE: 14'1 (4.29m) x 11'7 (3.53m)

Radiator, fitted wardrobes, access to loft, replacement double glazed sash window to front.

BEDROOM TWO: 10'11 (3.33m) x 8'8 (2.64m)

Radiator, replacement double glazed sash window to front.

BEDROOM THREE: 10'10 (3.30m) x 7'3 (2.21m)

Radiator, replacement double glazed sash window to rear.

FAMILY BATHROOM:

Low level WC, pedestal hand wash basin, panelled bath with shower attachment and shower screen. Storage cupboard housing wall mounted combi gas boiler. Part tiled walls, replacement double glazed window to rear.

FIRST FLOOR LANDING:

Doors to all rooms. Stairs to ground floor.

ENTRANCE:

Replacement double glazed entrance door to Lounge.

KITCHEN: 13'8 (4.17m) x 7'8 (2.34m)

Modern fitted kitchen comprising cream coloured front units with laminated rolled edge work surfaces with inset one and a half bowl single drainer sink unit with mixer tap. Cupboards, drawers and storage space under, range of eye level cupboards. Radiator, under stairs storage cupboard. Single glazed window to rear, replacement double glazed door to rear garden. Door to utility space.

UTILITY SPACE/GROUND FLOOR CLOAKROOM: 11'8 (3.56m) x 5'6 (1.68m)

Fitted with low level WC, pedestal hand wash basin single glazed window to rear.

LOUNGE: 13'9 (4.19m) x 10'11 (3.33m)

Radiator, fire place, replacement double glazed sash window to front. Access to office and kitchen.

OFFICE: 7'9 (2.36m) x 5'11 (1.80m)

Radiator, replacement double glazed sash window to front.

OUTSIDE:

To the front of the property paved frontage providing off road parking, outside lighting. Side door leading to side access to rear garden. The rear garden benefits from a southerly facing aspect with paved patio area adjacent to the rear of the property. The remainder is laid to lawn, wooden storage shed, outside lighting. The garden is partially retained by wooden panel fencing with side access to woodlands. Further access to playing fields.

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GROUND FLOOR

1ST FLOOR



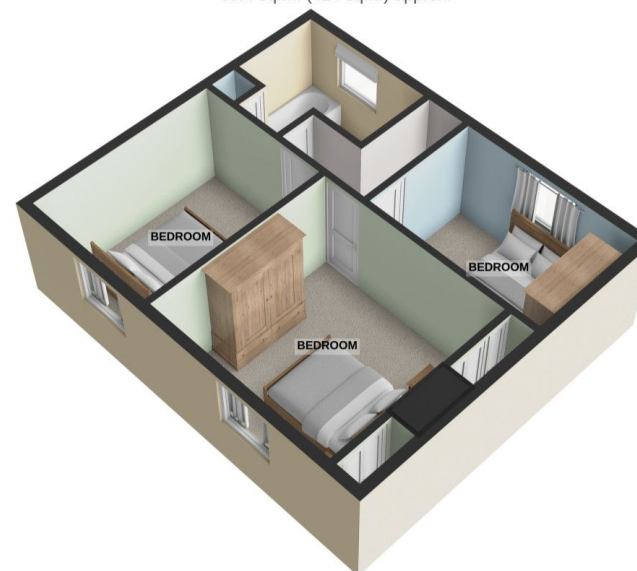
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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GROUND FLOOR
32.7 sq.m. (352 sq.ft.) approx.



1ST FLOOR
39.4 sq.m. (424 sq.ft.) approx.



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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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