



DESCRIPTION:

Blake & Thickett are delighted to be offering for sale this beautifully presented two bedroom mid terraced cottage dating back to the early 1800's situated in the much sought after village of Thorpe le Soken. The current owners have renovated the property throughout to a high standard and an internal inspection is highly recommended to fully appreciate the accommodation being offered for sale. The property is conveniently located within a easy reach of the Thorpe high street and mainline railway station leading to London Liverpool Street. Additional benefits are a south facing rear garden and two ground floor reception rooms. Call our offices to arrange a viewing 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 * TWO BEDROOMS *

* 6'11 x 4'7 BATHROOM * 14' x 13'5 LOUNGE *

* 13'10 x 6'11 KITCHEN * 8'5 x 8'2 DINING ROOM *

* GAS HEATING * DOUBLE GLAZING *

* SOUTH FACING REAR GARDEN * RECENTLY RENOVATED *

* REAR ACCESS TO LADY NELSON PLAYING FIELDS *

* VIEWING RECOMMENDED *

FIRST FLOOR: BEDROOM ONE: 10'1 (3.07m) x 10'0 (3.05m)

Radiator, eaves storage access. Replacement double glazed window to rear.

BEDROOM TWO: 13'7 (4.14m) x 7'8 (2.34m)

Radiator, fitted wardrobes. Replacement double glazed window to front.

BATHROOM: 6'11 (2.11m) x 4'7 (1.40m)

Refitted bathroom suite comprising low level WC, vanity hand wash basin with mixer tap and cupboards under. Panelled bath with shower attachment and shower screen. Part tiled walls, heated towel rail. Replacement double glazed window to rear.

FIRST FLOOR LANDING:

Radiator, access to loft, doors to all rooms, stairs to ground floor lounge.

ENTRANCE:

Composite entrance door to:

LOUNGE: 14'0 (4.27m) x 13'5 (4.09m)

Radiator, log burner, stairs to first floor with storage under. Access to kitchen.

KITCHEN: 13'10 (4.22m) x 6'11 (2.11m)

Modern fitted kitchen comprising laminated rolled edge work surfaces with inset single drainer sink unit with mixer taps. Cupboards, drawers and storage space under, range of eye level cupboards. Low level oven, hob, extractor hood above. Cupboard housing wall mounted boiler, part tiled walls, access to dining area. Replacement double glazed window to rear.

DINING AREA: 8'5 (2.57m) x 8'2 (2.49m)

Radiator, storage cupboard. Replacement double glazed window to rear, door to garden.

OUTSIDE:

To the front of the property fully paved area with storage area and enclosed by low level brick wall. The rear garden benefits from a southerly facing aspect. Paved area adjacent to the cottage with raised decked area. The remainder is laid to lawn with low level pickett area enclosed additional storage space with storage shed. Side gate access leading to Lady Nelson playing fields. The remainder of the garden has a range of mature, flower and shrubs and partially retained by wooden panel fencing.

AGENTS NOTES:

Material information for this property

Tenure is Freehold. Council Tax Band B. EPC D.

Services Connected

Electricity: Yes

Water: Yes

Gas: Yes

Sewerage Type: Mains

Telephone and broadband for this property: Yes

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: No

Non standard property features to note: None





