



Abbey Street  
Thorpe-le-Soken  
Clacton-on-Sea  
Essex  
CO16

Offers in Excess of £595,000

bettermove 

# Abbey Street Clacton-on-Sea

Bettermove are proud to present this 4 bedroom detached house in Thorpe-le-Soken, available with no forward chain.

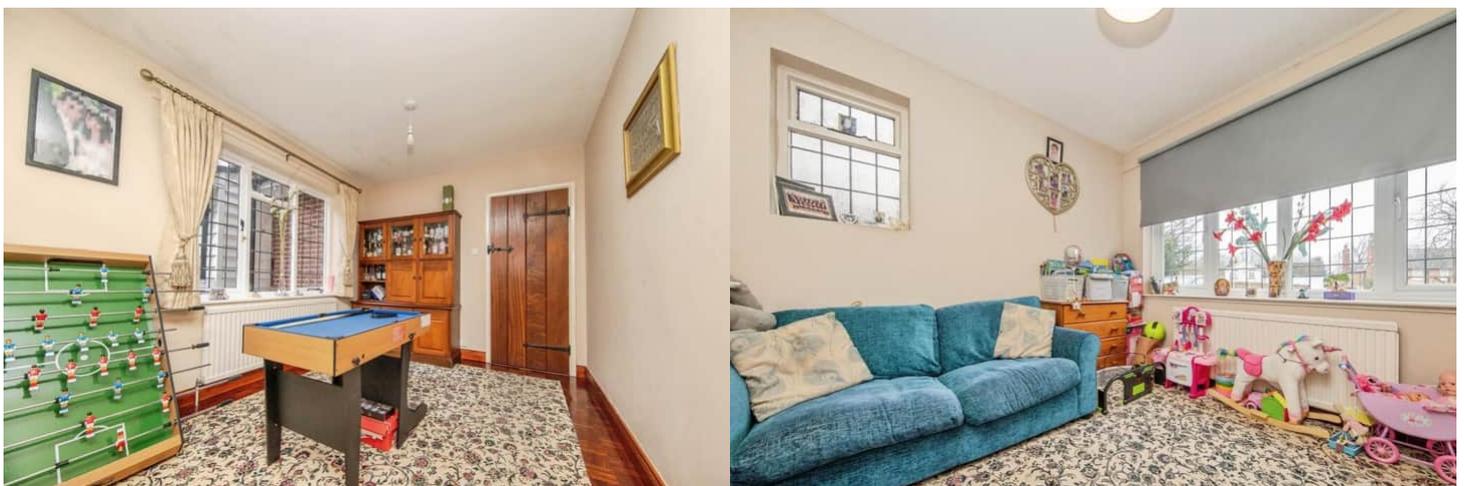
The property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway, and car port.

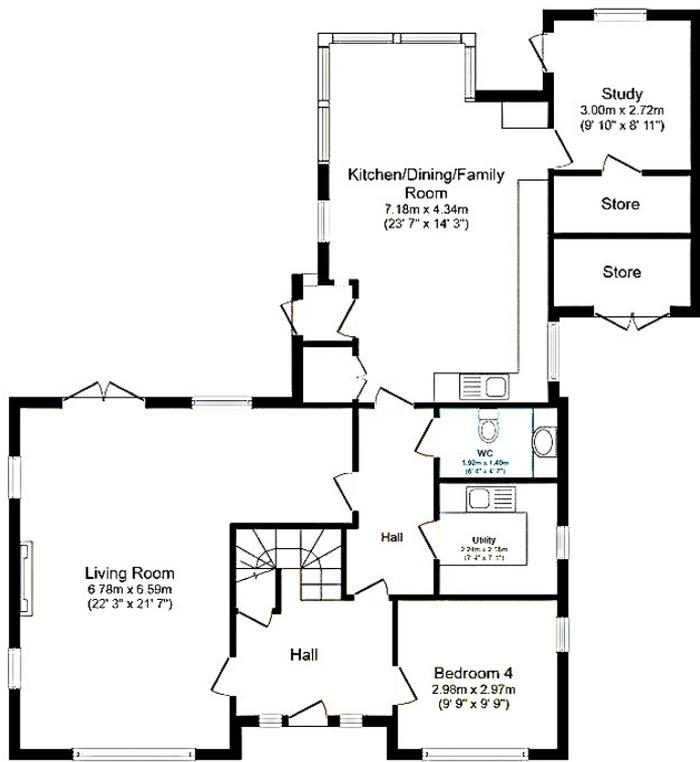
The council tax band is E.

The interior of this beautifully presented property combines characterful features with modern living. The ground floor comprises a spacious living room, with feature fireplace and patio doors, fitted kitchen/dining/family room, utility, WC, one double bedroom, and a study room, with two additional store rooms. Upstairs, the property boasts three double bedrooms, with the master bedroom benefitting from a dressing room, and private en-suite, alongside the family bathroom. Situated on approximately 0.3 acres of land, the exterior boasts mature gardens to three sides, with plenty of lawn and patio areas, perfect for enjoying the summer months.

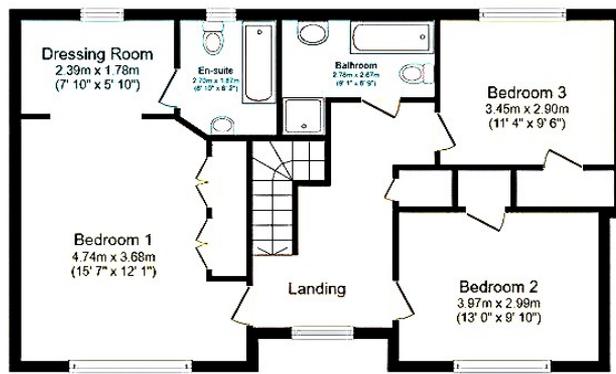
Located in the sought after village of Thorpe-le-Soken, Clacton-on-Sea, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Thorpe-le-Soken Train Station, a variety of local bus routes, and quick access to the A133.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





**Ground Floor**



**First Floor**

Total floor area 194.4 m<sup>2</sup> (2,092 sq.ft.) approx

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)