



LAMB & CO

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Inspired by property, driven by passion.



## ARGYLE ROAD, THORPE-LE-SOKEN, CO16 0LS

PRICE £450,000

A spacious and versatile four-bedroom detached chalet bungalow situated in the popular village of Thorpe-le-Soken, offered for sale with no onward chain. The property provides well-proportioned accommodation arranged over two floors, making it an ideal home for families or those looking for flexible living space. The ground floor offers comfortable living areas alongside bedrooms and practical facilities, while the first floor provides additional bedrooms and space that could be adapted to suit individual needs.

- Four Bedroom Detached Chalet
- No Onward Chain
- Private Estate
- Office Room
- Garage & Off Road Parking
- EPC - C

## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

## ENTRANCE HALL

## BEDROOM FOUR

11'3" 8'6" (3.43m 2.59m)



## BATHROOM

7'8" 6'00" (2.34m 1.83m )



## BEDROOM ONE

15'8" 13'00" (4.78m 3.96m)



## EN SUITE

6'9" 6'00" (2.06m 1.83m )



## DINING ROOM

14'6" 14'5" (4.42m 4.39m )



## LOUNGE

19'6" 12'5" (5.94m 3.78m )



## OFFICE

10'7" 9'00" (3.23m 2.74m )

## BEDROOM THREE

13'5" 12'1" (4.09m 3.68m )



## KITCHEN

12'2" 8'3" (3.71m 2.51m )



## BEDROOM TWO

14'00" 13'5" (4.27m 4.09m)



## UTILITY ROOM

8'00" 6'1" (2.44m 1.85m )



## OUTSIDE

### OUTSIDE REAR

#### Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

## AML

### ANTI-MONEY LAUNDERING REGULATIONS 2017

- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

## Material Information

Council Tax Band: E

Heating: Gas

Services: All Mains

Mains electricity - Yes

Mains gas -

Mains water - Yes

Mains drainage - Yes

Other - No

Broadband: Ultrafast

Mobile Coverage: Good

O2 - Good

EE - Good

Three - Good

Vodafone - Good

Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: Low

Rivers & Sea - Low

Surface Water - Low

Additional Charges: No

Seller's Position: No Onward Chain

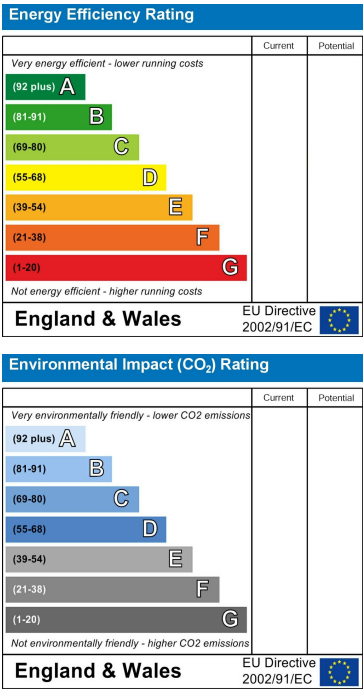
Garden Facing: West

Non-Standard Features to note: No

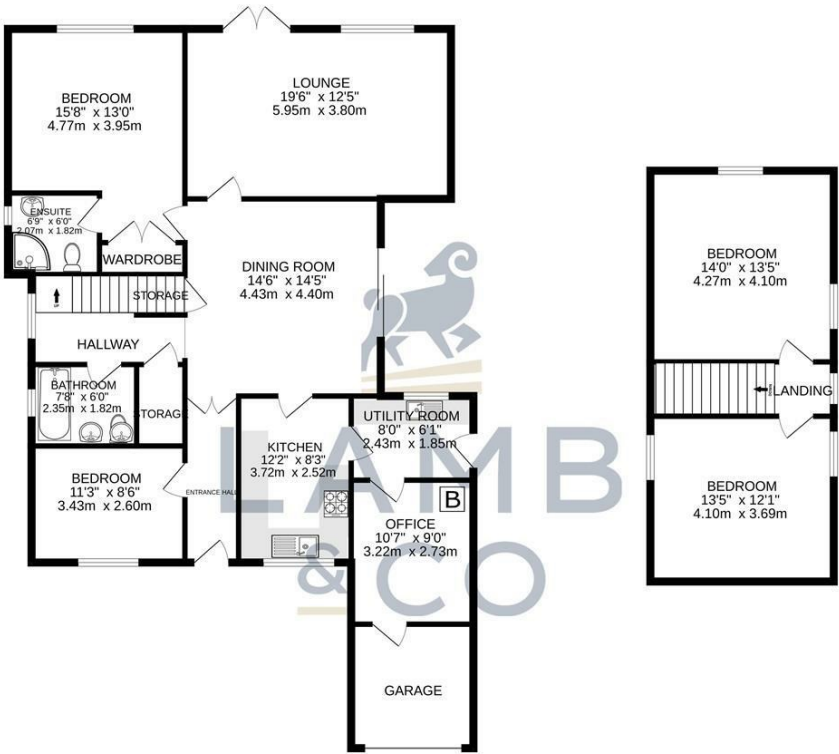
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 1706 sq ft. (158.5 sq.m.) approx.

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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