



LAMB & CO

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Inspired by property, driven by passion.



HIGH STREET, THORPE-LE-SOKEN, CO16 0EA

PRICE £350,000

Positioned in a secure, gated complex, 'The Gatehouse' is a peaceful retreat designed for those who appreciate style, serenity, and a touch of indulgence.

From its striking arched windows to the vaulted ceilings, every element of this home exudes character and craftsmanship. Step outside into your own private oasis – a beautifully landscaped, low-maintenance garden. This stunning property also benefits from having newly installed Bifold doors, custom fitted blinds and a 'Rais' log burner.

- Two Bedrooms
- Unique Property
- Built 2017
- Secure Gated Development
- Custom Fitted Shutters
- EPC B
- Allocated Parking
- Log Burner
- Bifold Doors

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE PORCH

LOUNGE

16'9 x 13'11 max (5.11m x 4.24m max)



KITCHEN/DINING

13'11 x 7'6 (4.24m x 2.29m)



BEDROOM ONE

12'11 x 10'3 (3.94m x 3.12m)



BEDROOM TWO

10'3 x 7'8 (3.12m x 2.34m)



BATHROOM

7'3 x 5'10 (2.21m x 1.78m)



OUTSIDE



FRONT



REAR GARDEN



PARKING AREA

Allocated parking space plus visitor spaces.

REAR ASPECT

Material Information

Council Tax Band: B

Heating: Mains Gas

Services: Mains

Broadband:

Mobile Coverage:

Construction: Conventional

Restrictions: N/A

Flood Risk: Very low

Additional Charges: Estate charge payable annually of approximately £350 towards the maintenance of the electric gates and communal grounds. This is currently managed by the residents and upon completion the purchaser will be appointed as a Director.

Seller's Position: Need to find

Garden Facing: South

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

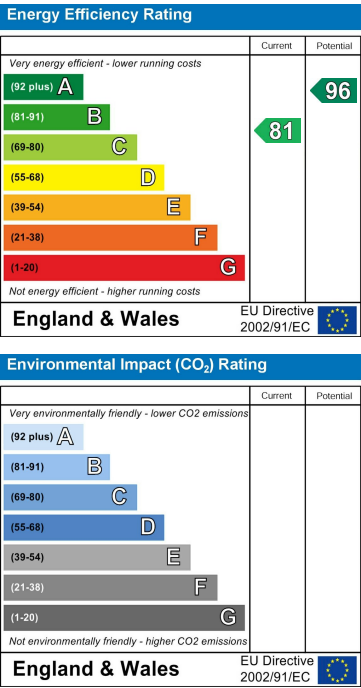
ANTI-MONEY LAUNDERING REGULATIONS 2017

- 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.

Map

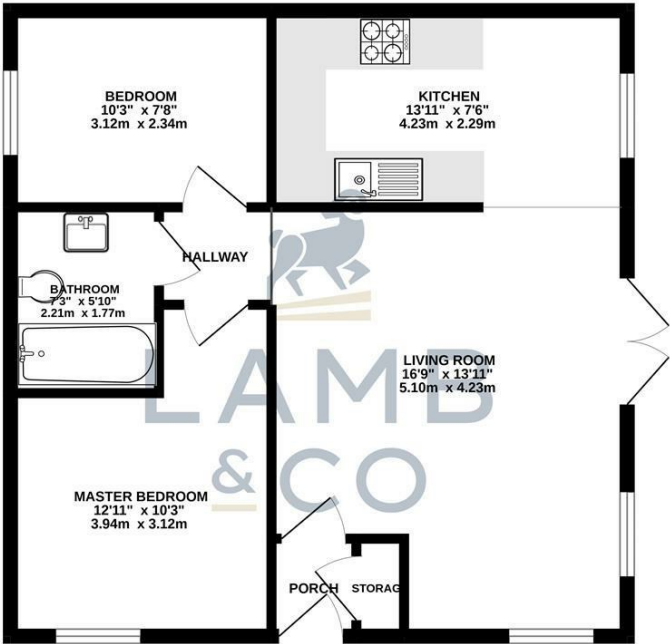


EPC Graphs



Floorplan

GROUND FLOOR
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA: 588 sq ft. (54.6 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 quality or efficiency can be given.
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