

**Finch Drive, Great Bentley,
CO7 8PU
£239,995 Freehold**

Town & Country
residential sales and lettings



9 Osbornes Court, Victoria Place, Brightlingsea, Essex. CO7 0EB

Phone: 01206 302288

email: property@townandcountryresidential.co.uk

www.townandcountryresidential.co.uk



- SEMI DETACHED BUNGALOW
- TWO BEDROOMS
- OFF ROAD PARKING
- NO ONWARD CHAIN
- LARGE LIVING ROOM
- IN NEED OF REFURBISHMENT
- ELECTRIC HEATING
- DOUBLE GLAZED
- OFF ROAD PARKING
- HUGE POTENTIAL

*** ARE YOU LOOKING FOR A BUNGALOW RENOVATION?***

Town & Country Residential are pleased to offer for sale this Two Bedroom Semi-Detached Bungalow with no onward chain

Situated in the popular village of Great Bentley close to local amenities and Train Station, this bungalow offers ample off-road parking and garage which benefits from access to private enclosed rear garden. Internally you will find two double bedrooms, kitchen, separate W.C and bathroom and generous living room which opens onto the Conservatory.

*** VIEWINGS NOW HAPPENING ***

9 Osbornes Court, Victoria Place, Brightlingsea, Essex. CO7 0EB

Phone: 01206 302288

email: property@townandcountryresidential.co.uk

www.townandcountryresidential.co.uk



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

UPVC front door opening onto: Hall with ceiling light, radiator, storage cupboard, smoke alarm, loft hatch, doors leading to: bedroom 1, 2, living room, W.C and bathroom

W.C

5' 8" x 2' 8" (1.73m x 0.81m)

Frosted window to side, vinyl flooring, centre light wall mounted towel rail, W.C

BATHROOM

5' 6" x 4' 1" (1.68m x 1.24m)

Frosted window to side, vinyl flooring, pink suite including, wash hand pedestal basin, panelled bath with mixer taps, fully tiled walls

LIVING ROOM

18' 0" x 10' 11" (5.48m x 3.32m)

Patio doors, original floorboards, centre light and 2 x wall lights, 2 x electric heater, mantle and hearth, space for ample furniture, doors leading to: hall and living room

KITCHEN

11' 3" x 8' 11" (3.43m x 2.72m)

Window to rear, vinyl flooring, strip light, electric heater, range of wall and base units, roll top laminate work tops, inset ceramic sink and left hand drainer, doors leading to: lean-to/conservatory

LEAN-TO/CONSERVATORY

20' 6" x 5' 7" (6.24m x 1.70m)

Window to side and rear, tiled flooring, wall mounted light, space for washing machine and tumble dryer, UPVC door opening onto the enclosed rear garden, side door to driveway



BEDROOM 1

12' 10" x 10' 11" (3.91m x 3.32m)

Window to front, original floor-boards, centre light, spacious double room, views onto front garden, blank canvas to add your own style

BEDROOM 2

10' 11" x 9' 11" (3.32m x 3.02m)

Window to front, original floor-boards, centre light, double room, blank canvas, door leading to: hall

OUTSIDE

Rear

Block paved patio area with shed, centre feature, block paving, pathway to the garage, green house and cattery

Boundary retained by privacy fencing

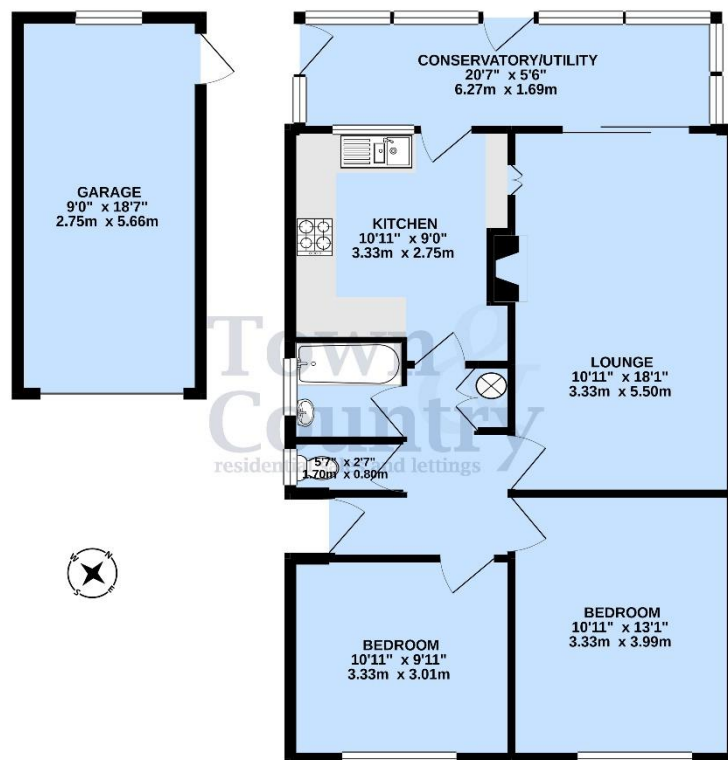
Access to rear via side garage

Front

Enclosed by mature bushes and grassed area, remainder concrete, driveway leading to garage with up and over door



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



TOTAL FLOOR AREA: 818sq ft (76.0 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other areas 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.
 Made with Metropix © 2021

Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artist's impression or plans of the property.

9 Osbornes Court, Victoria Place, Brightlingsea, Essex. CO7 0EB

Phone: 01206 302288

email: property@townandcountryresidential.co.uk

www.townandcountryresidential.co.uk