



Birch Avenue, Great Bentley, CO7 8LS

Asking price £300,000

TWO BEDROOM BUNGALOW WITH GARAGE in the sought after Village of Great Bentley within walking distance of the local primary school, shops and railway station. The property comprises of kitchen, bathroom, living room with UPVC double glazed French doors leading out to the fully enclosed garden.

Outside the property has to offer a generous sized rear garden with a single garage and driveway. NO ONWARD CHAIN

Entrance Hall

7'8" x 4'0" (2.34 x 1.22)



UPVC double glazed front door leading to hallway

Living Room

15'7" x 12'2" (4.76 x 3.72)



UPVC double glazed French doors leading to the fully enclosed garden, radiator

Kitchen

10'4" x 7'10" (3.17 x 2.39)



Low level and eye level wall mounted units, roll top work surfaces, integrated cooker with four ring gas hob and extractor over, stainless steel sink and drainer with mixer tap, double glazed window to rear

Bedroom One

11'11" x 9'6" (3.65 x 2.91)



Double glazed window to front, radiator

Bedroom Two

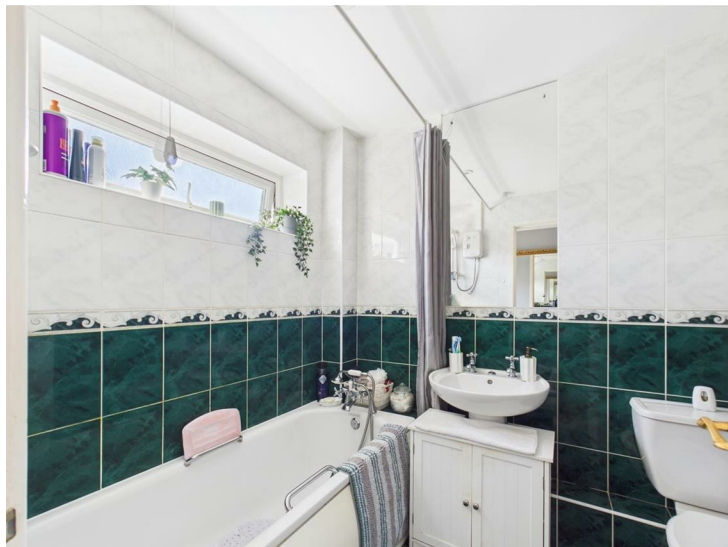
10'4" x 7'10" (3.16 x 2.41)



Double glazed window to front, radiator

Bathroom

7'4" x 5'9" (2.25 x 1.76)

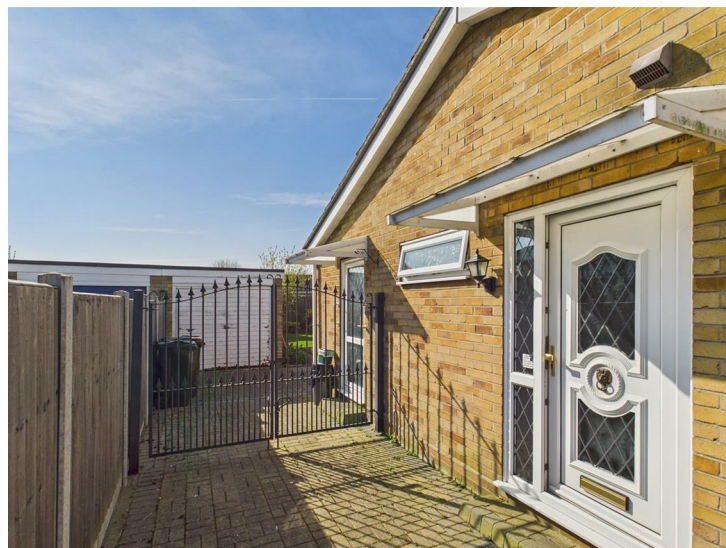


Fully tiled bathroom, paneled bath with mixer tap with shower over, wash hand basin, low level WC, heated towel rail, double glazed window to side

Outside



Front



Graveled garden with various flowers and shrubs. Driveway with double iron gates leading to single garage with up & over door and power & lighting.

Rear



The rear garden is mainly laid to lawn with small patio area, flower beds, shrubs and is fully enclosed with panel fencing.

Material Information

Tendering Council

Council Tax Band - C

Freehold

No onward Chain sale

Standard brick faced construction with tiled roof.

Mains electricity, gas, water and drainage / sewerage are all connected.

Broadband speeds: 15 - 1000 Mbps

We believe normal broadband is available via a BT Openreach line or via cable with Virgin Media, please check:

<https://www.broadbandspeedchecker.co.uk/broadband-speed-in-my-area.html>

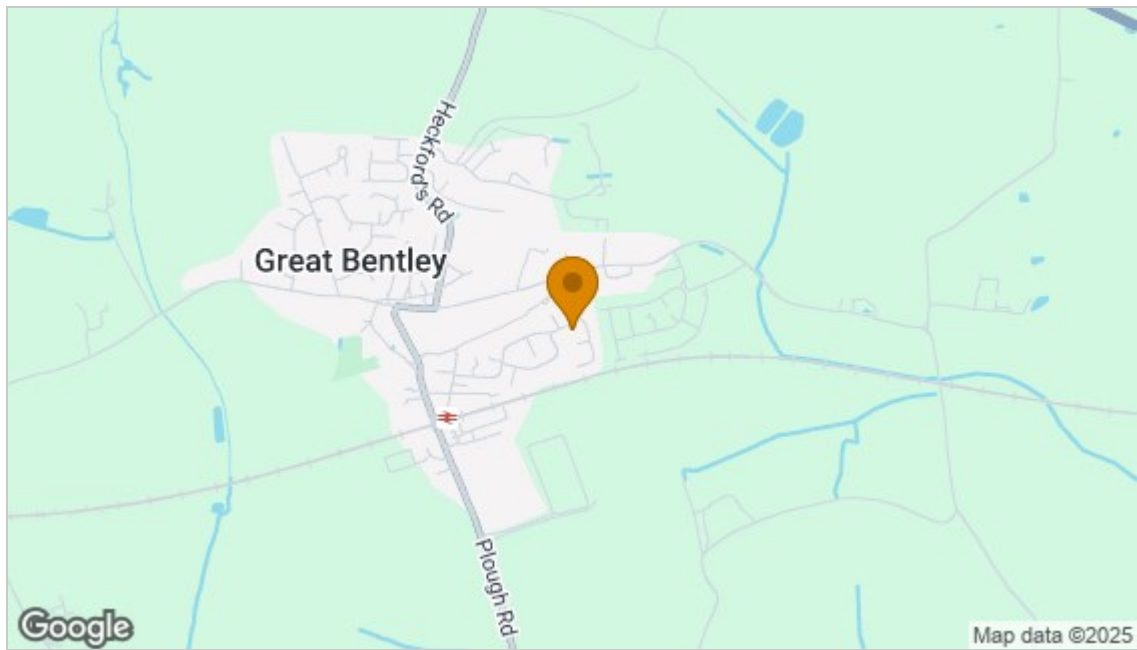
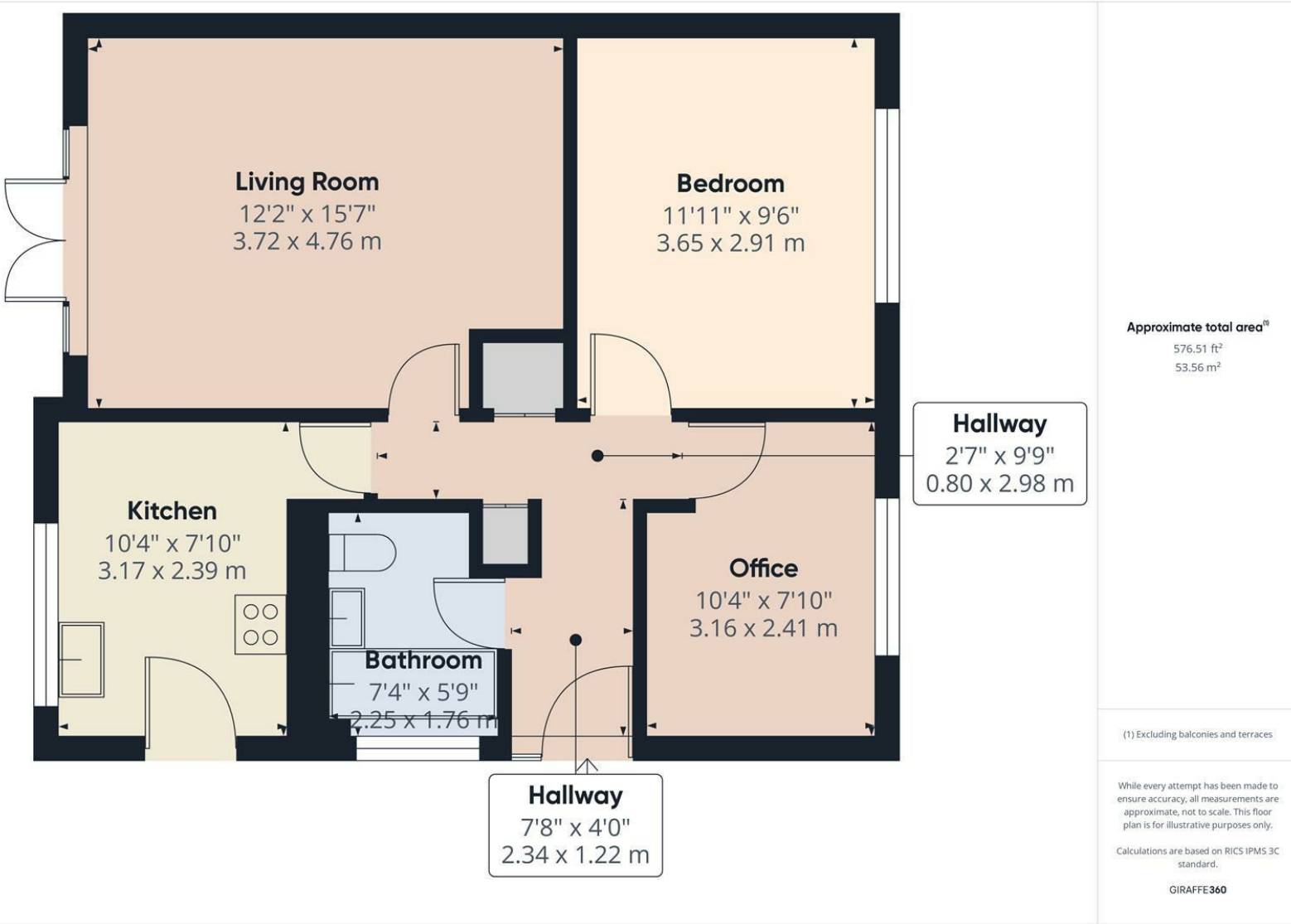
We believe normal mobile phone coverage is available but please check with your supplier.

AML Legislation

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you, directly to Lifetime Legal, in advance of us issuing a memorandum of sale and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Disclaimer

Every care has been taken with the presentation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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