



LAMB & CO

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Inspired by property, driven by passion.



## BENTLEY COUNTRY PARK, COLCHESTER, CO7 8RF

£170,000

Nestled in an idyllic creek-side setting, this three-bedroom park home offers a unique lifestyle opportunity. Boasting stunning creek views, residents can enjoy serene water vistas from the comfort of their home large indoor heated swimming pool, gym, sauna, licensed clubhouse, With a private mooring and jetty, this property is perfect for boat enthusiasts, providing convenient access to the water for leisurely activities or exploration. The spacious interior includes three bedrooms, offering comfortable accommodation for residents or guests. With a focus on location and waterfront living, this park home presents a rare chance to embrace tranquil surroundings and a relaxed lifestyle. Viewing is highly recommended to fully appreciate the beauty and charm of this remarkable property.

- Three Bedrooms
- Private Jetty
- large aluminium and PVC / Composite low-maintenance decking
- En Suite
- Flag Creek Views
- Private Boat Mooring
- 2024 Site Fees Paid



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## OUTSIDE



## OPEN PLAN LOUNGE DINER KITCHEN

20'8" x 18'4" (6.30m x 5.59m)



## BATHROOM

5'8" x 5'1" (1.73m x 1.55m)

## BEDROOM ONE

9'8" x 8'5" (2.95m x 2.57m)



## EN SUITE

5'8" x 5'1" (1.73m x 1.55m)



## BEDROOM TWO

8'7" x 8'5" (2.62m x 2.57m)



## BEDROOM THREE

7'3" x 6'5" (2.21m x 1.96m)



## Additional Information Clacton

Council Tax Band: N/A

Seller's Position: Will vacate

Garden Facing: All aspects

Heating: LPG

Chalet Size: 20ft

11 Month residents, site closes February

Dogs Allowed

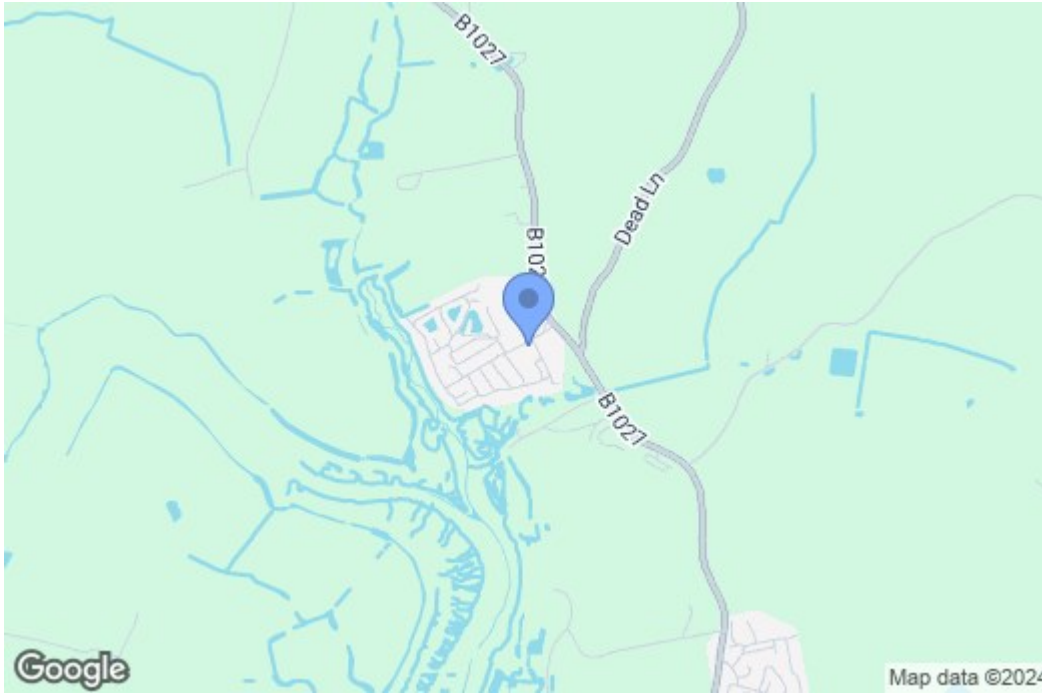
you pay your own gas and electric.

## Agents Note Sales

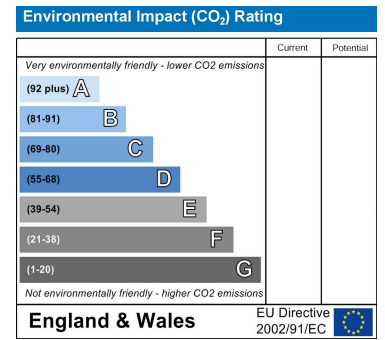
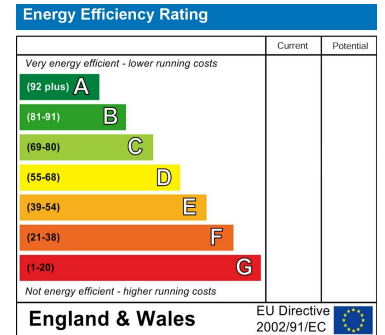
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.



## Map

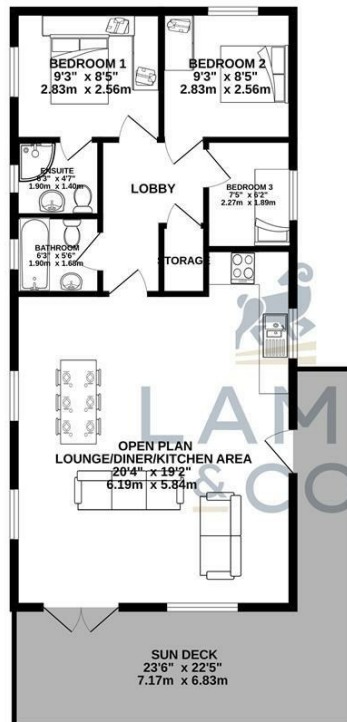


## EPC Graphs



## Floorplan

GROUND FLOOR  
722 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA: 722 sq.ft. (67.1 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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