



LAMB & CO

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Inspired by property, driven by passion.



ABREY CLOSE, COLCHESTER, CO7 8FA

GUIDE PRICE £400,000

GUIDE PRICE £400,000-£425,000. This modern three-bedroom detached house, constructed in 2016, is situated in the charming village of Great Bentley. The property offers contemporary living with a blend of comfort and style, making it an ideal home for families or individuals seeking a spacious and well-designed residence.

- Three Bedrooms
- Great Bentley
- Built 2016
- Immaculately Presented
- Garage & Off Road Parking
- EPC B



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ENTRANCE HALL

14'9" 8'2" (4.50m 2.49m)

LOUNGE

14'9" 11'5" (4.50m 3.48m)



BEDROOM TWO

12'00" 12'00" (3.66m 3.66m)



BEDROOM THREE

12'1" 7'00" (3.68m 2.13m)



KITCHEN/DINING ROOM

18'5" 10'10" (5.61m 3.30m)



BATHROOM

7'6" 6'10" (2.29m 2.08m)



BEDROOM ONE

11'8" 11'00" (3.56m 3.35m)



EN SUITE

7'10" 6'5" (2.39m 1.96m)

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.

Additional Info

Council Tax Band: D

Heating: Gas

Services: Mains

Broadband: Superfast

Mobile Coverage: EE - Likely

Construction: Conventional

Restrictions: No

Rights & Easements: No

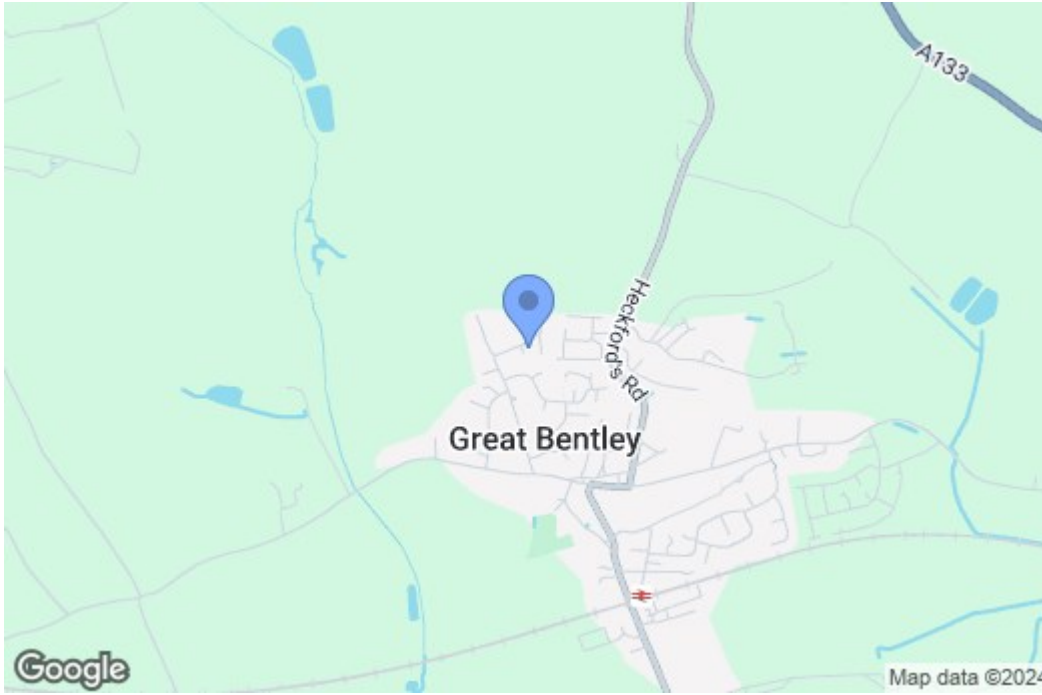
Flood Risk: No

Additional Charges: No

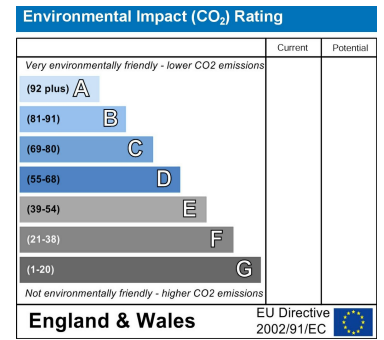
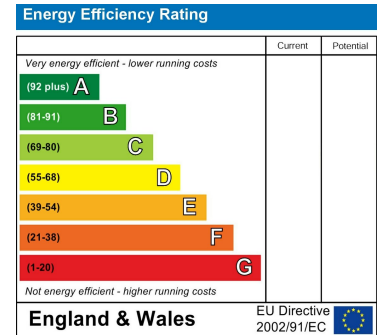
Seller's Position: Needs To Find

Garden Facing: North

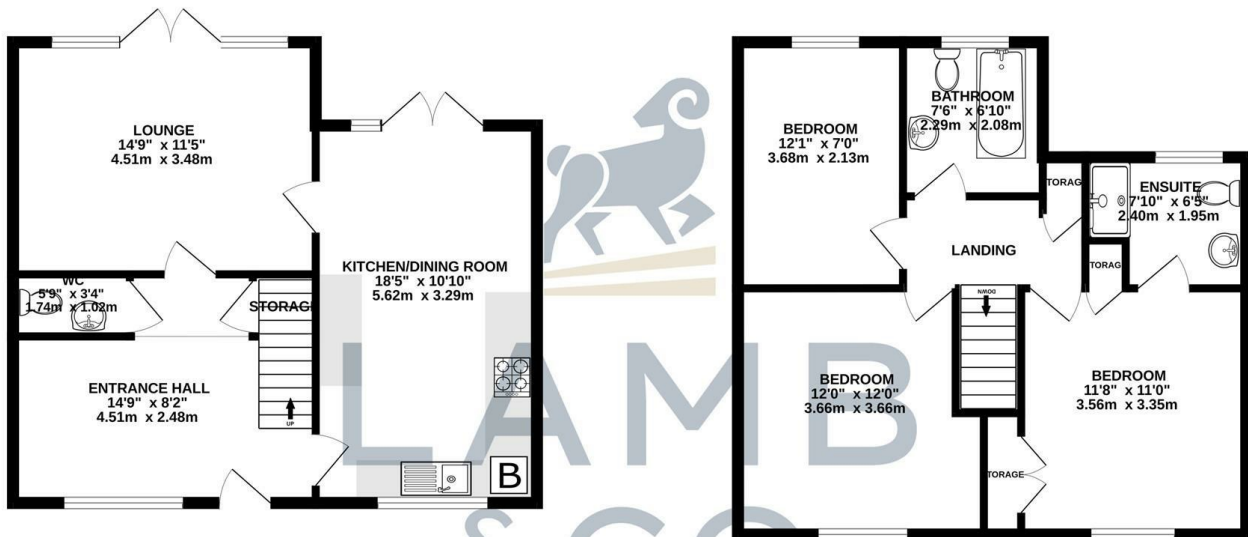
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 1073 sq.ft. (99.7 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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