



Finch Drive Great Bentley, CO7 8PU

Sheen's Estate Agents are pleased to offer for sale this TWO DOUBLE BEDROOM DETACHED BUNGALOW nestled in a quiet cul de sac position located in Great Bentley. The property benefits from having a GARAGE as well as a CONSERVATORY and is of easy reach of local shopping amenities including local supermarket, village pub and schools. An internal inspection is highly recommended to appreciate the accommodation on offer.

- Two Bedrooms
- 16'9 x 11'9 Lounge
- 13'4 x 9' Kitchen
- 10'2 x 7'2 Conservatory
- En-Suite Bathroom
- Shower Room
- Gas Central Heating (n/t)
- Fully Double Glazed
- Garage & Off Street Parking
- EPC Rating C

Price £330,000 Freehold



Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to:

ENTRANCE HALLWAY

Storage cupboard. Airing cupboard housing immersion heater. Loft access. Radiator. Door to:

LOUNGE

16'9 x 11'9

Two radiators. UPVC double glazed French doors leading to:



CONSERVATORY

10'2 x 7'2

Radiator. Double glazed windows to side and rear. UPVC double glazed French doors leading to Garden



KITCHEN

13'4 x 9'

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset single drainer stainless steel sink unit with stainless steel mixer tap. Inset four ring gas hob with oven under and extractor hood above (not tested). Space and plumbing for washing machine and dishwasher. Space for fridge and freezer (All appliances not tested). Selection of matching wall units with cupboards and drawers at both eye and floor level. Tiled splash backs. Radiator. Double glazed windows to side and rear. UPVC double glazed door leading to the Rear Garden.



BEDROOM ONE

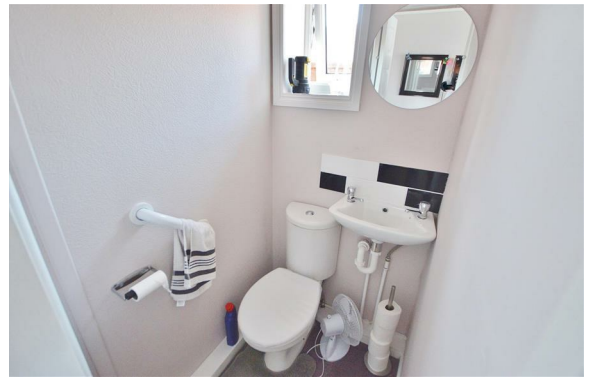
12'5 x 9'2

Radiator. Double glazed window to front. Sliding door to;



EN-SUITE

Comprises; Low level W.C. Wall mounted hand wash sink basin. Double glazed window to side.



BEDROOM TWO

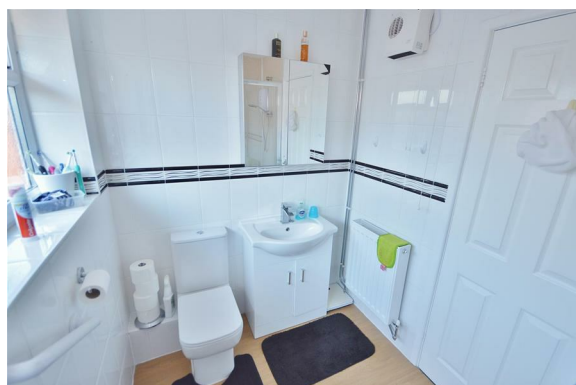
12'6 x 11'2

Radiator. Double glazed window to front.



SHOWER ROOM

Three piece white suite comprising; Low level W.C. Vanity hand wash sink basin. Standing shower cubicle with wall mounted electric shower and shower head attachment above (not tested). Half tiled. Radiator. Double glazed window to side.



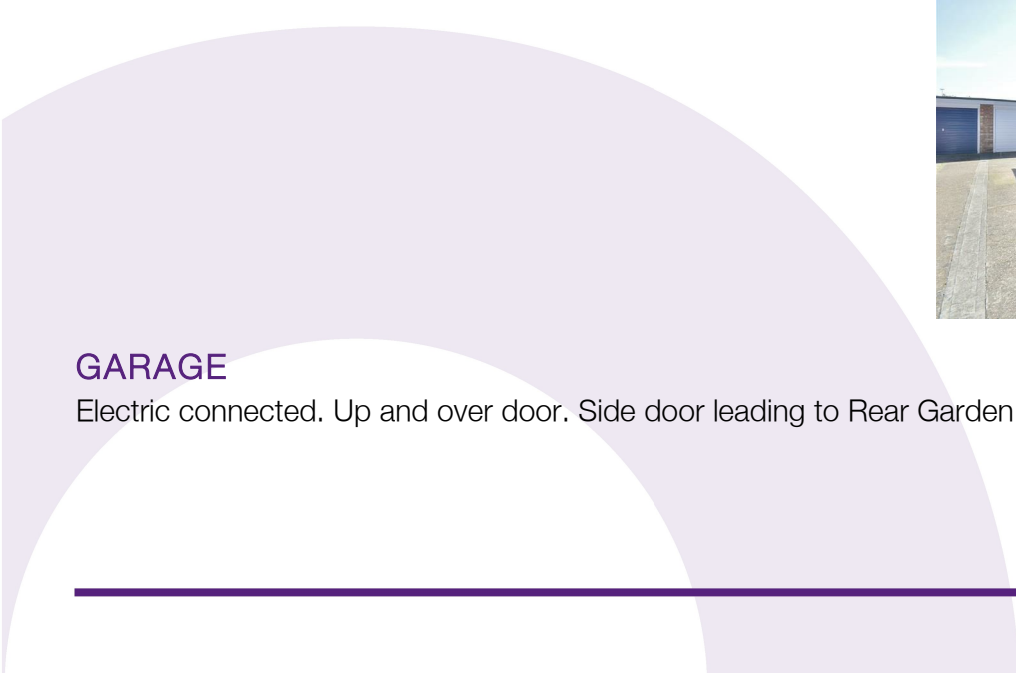
OUTSIDE FRONT

Hard standing area providing off street parking for multiple vehicles. Remainder being laid to lawn. Side pedestrian access to outside rear. Patio paved pathway leading to:



GARAGE

Electric connected. Up and over door. Side door leading to Rear Garden.



OUTSIDE REAR

Mainly laid to lawn with remainder being patio paved. Enclosed by panel fencing. One wooden storage shed. Door providing access to garage. Side pedestrian access to front.



BA 08/23

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: N/A



GROUND FLOOR



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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Selling properties... not promises

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