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Sheen's
The Action Agents



Robin Close Great Bentley, CO7 8QH

Located in the sought after Essex Village of Great Bentley is this TWO BEDROOM SEMI-DETACHED BUNGALOW. The property benefits from a beautifully landscaped 35' rear garden along with a 17'10 x 12'11 Lounge, 11'7 Fitted Kitchen and 20'3 Workshop (Former Garage). Famous Great Bentley Green is within 100 metres. An early internal inspection is highly recommended to appreciate the spacious accommodation and décor on offer. Local amenities including the main line railway station are all located within half a mile with Clacton's town centre and sea front around six miles away. Colchester's historic town centre with its comprehensive shopping facilities are located within eight miles

- Two Double Bedrooms
- Walk In Wardrobe
- 17'10 x 12'11 max. Lounge/Diner
- 11'7 x 8'10 Country Style Kitchen
- Modern Three Piece Bathroom Suite
- Gas Central Heating (n/t)
- 7'4 Sun Room/Conservatory
- Off Street Parking & 20'3 Workshop
- 35' South Facing Garden
- EPC Rating D & Council Tax C



Price £310,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Part glazed wooden entrance door with multi panel glazed side panel to:

ENTRANCE HALLWAY

Solid French Oak wood panel flooring. Radiator. Access to:



INNER HALLWAY

Solid French Oak wood panel flooring. Radiator. Doors to:



BEDROOM ONE

15'7 x 9'7

Solid French Oak wood panel flooring. Radiator. Double glazed window to front.



BEDROOM TWO

11'2 into recess x 8'8

Double doors to Walk in Wardrobe (8'1 x 5'6). Solid French Oak wood panel flooring. Radiator. Double glazed window to front.



BATHROOM

8'1 x 5'6

Fitted with a modern white suite. Comprises panel bath with shower unit over and glazed shower screen. Designer vanity wash hand basin with stone top and freestanding bowl and mixer tap. Low level W.C. Tall designer radiator. Brickette style splashbacks. Stone tiled flooring. Double glazed window to side.



LOUNGE

17'6 max x 12'1 plus recess

Solid French Oak wood panel flooring. Radiator. Double glazed tilt/turn patio doors leading onto garden. Open access to Kitchen.



KITCHEN

11'7 x 9'10 max

Fitted with a range of fitted units. Comprises white granite square edge work surfaces. with selection of cupboards and drawers below. Range of matching wall units. Butler sink unit. Cooker space. Space and plumbing for washing machine. Under counter fridge and freezer spaces. Stone tiled flooring. Cupboard housing wall mounted combination boiler (not tested). Double glazed window and door to Sun Room/Conservatory.



SUN ROOM/CONSERVATORY

7'4 x 6'9

Part brick built Victorian style Sun Room/Conservatory. Vaulted glazed ceiling. Stone tiled flooring, Part glazed doors to either side.



OUTSIDE - FRONT

Hard standing front garden with array of flower and shrub borders. Additional hard standing area providing off street parking. Side pergola covered walkway leading to Work Shop (Former Garage).



OUTSIDE - REAR

Approx 35' south facing landscaped garden. Mainly laid to lawn with array of flower and shrub borders. Paved patio area. Enclosed by panel fencing.



ALTERNATE VIEW OF GARDEN



WORKSHOP

20'3 x 9'

(Former Garage). Double glazed door and picture window to front. Power and light connected. Tiled flooring. Personal door from garden.

GREAT BENTLEY GREEN

Great Bentley Green is within 100 metres and accessed via an alleyway at the End of Robin Close.



Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: C

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone & Broadband): Yes

Non-Standard Property Features To Note: No

JE 0624

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.





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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