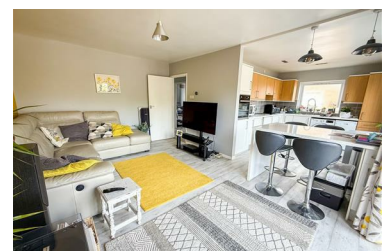




Birch Avenue Great Bentley, CO7 8LS

Boasting stunning open plan living accommodation is this TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW in the sought after Essex Village of Great Bentley. The property benefits from modern Kitchen and Shower Room along with an impressive and 75' Rear Garden. Famous Great Bentley Green is located within 100 metres. 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 city centre with its comprehensive shopping facilities are located within eight miles. An early internal inspection is highly recommended to appreciate the spacious accommodation and décor on offer.

- Two Double Bedrooms
- Open Plan Living Space
- 12'1 Modern Fitted Kitchen
- Modern Three Piece Shower Room
- Gas Central Heating (n/t)
- Fully Double Glazed
- 21'7 x 9'6 Garage & Off Road Parking
- Approx 75' Rear Garden
- No Onward Chain
- EPC Rating TBC & Council Tax C



Price £315,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed composite front entrance door to;



ENTRANCE HALLWAY

Radiator. Built in storage cupboard. Loft access. Additional walk in storage cupboard housing a gas combination boiler (not tested). Doors to:

BEDROOM ONE

12' x 11'

Built in double wardrobes. Additional built in storage cupboard. Radiator. Double glazed window to front.



BEDROOM TWO

14'8 x 8'6

Radiator. Double glazed windows to side and front.



SHOWER ROOM

Fitted with a modern three piece shower suite comprises curved corner double shower cubicle. Vanity wash hand basin with cupboards below. Concealed cistern low level W.C. Tiled splash backs. Radiator. Double glazed window to side.



OPEN PLAN LIVING



LOUNGE

15' x 11'1

Wood effect flooring. Tall designer radiator. Double glazed double doors with double glazed side pitcher windows opening onto rear garden. Partially divided by breakfast bar which opens onto;



ALTERNATE VIEW OF LOUNGE



KITCHEN AREA

12'1 x 9'9

Fitted with a range of modern kitchen units comprising white laminate panelled under counter units with wood effect fronted wall mounted units. White granite effect square edge work surfaces with cupboards and draws below. Range of matching wall mounted units. Inset single drainer stainless steel sink unit with mixer tap. Inset four ring ceramic electric hob with concealed extractor hood above. Integrated high level self cleaning electric oven. Under counter integrated fridge and freezer. Large white granite effect square edge breakfast bar. Tall designer radiator. Tiled splash backs. Wood effect flooring. Double glazed window to side. Double glazed window and door leading to rear garden.



ALTERNATE VIEW OF KITCHEN



OUTSIDE FRONT

Front garden is mainly laid to lawn with flower and shrub borders. Hard standing area providing off street parking leading to double gates. Additional parking leading to garage with up and over door.



GARAGE

21'7 x 9'6

Up and over door. Power light connected. Personal access door from garden.

OUTSIDE REAR

Approximately 75 foot garden. Mainly laid to lawn with an array of mature flower and shrub borders. Decked patio area. Two timber storage sheds. Enclosed by panelled fencing.



GREAT BENTLEY GREEN

Property is situated approximately 100 metres from the famous Great Bentley green.



Material Information (Freehold Property)

Tenure: Freehold Council Tax Band:

Any Additional Property Charges:

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

Non-Standard Property Features To Note:

JE 06/25

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.

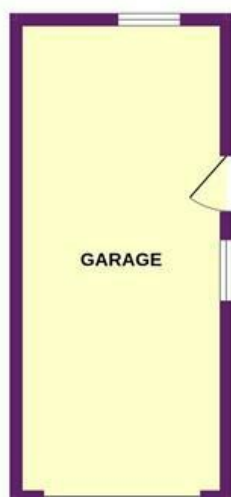
REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients 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.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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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