



Larkfield Road, Great Bentley, Colchester, CO7 8PX

welcome to

Larkfield Road, Great Bentley, Colchester

Offered with NO ONWARD CHAIN, this semi detached family home is situated in the popular village of Great Bentley, which benefits from local amenities, large village green, popular primary school and train station. The property requires some modernisation and would be an ideal renovation project.



Early viewing is advised of this spacious semi detached family home situated in a lovely village location which is prized for its large village green.

Ground floor accommodation comprises lounge, separate dining room with doors to the rear garden and kitchen.

The first floor offers three bedrooms, bathroom and separate w.c.

Externally there is off road parking, a garage and enclosed rear garden.

Entrance Door To:

Entrance Hall

Radiator, carpet, stairs to first floor, doors to:

Lounge

13' 2" max x 12' 4" max (4.01m max x 3.76m max)

Upvc double glazed window to front, radiator, back boiler, fireplace, carpet.

Dining Room

9' 5" x 9' 2" (2.87m x 2.79m)

Upvc double glazed sliding door to rear, radiator, carpet, door to:

Kitchen

12' 7" max x 6' 9" max (3.84m max x 2.06m max)

Range of matching base and eye level units, work surfaces, inset sink and drainer unit with mixer tap, space for cooker + fridge/freezer + dishwasher + washing machine, lino flooring, radiator, upvc double glazed window to rear and door to side.

First Floor Accommodation

Landing

Airing cupboard, loft access, carpet, doors to:

Bedroom One

13' 2" x 11' 2" max (4.01m x 3.40m max)

Upvc double glazed window to front, carpet, built-in wardrobe cupboard.

Bedroom Two

10' 8" x 9' 3" (3.25m x 2.82m)

Upvc double glazed window to rear, carpet, built-in wardrobe cupboard.

Bedroom Three

10' 10" x 6' 11" (3.30m x 2.11m)

Upvc double glazed window to front, carpet.

Bathroom

Panel enclosed bath, wash hand basin, heated towel rail, upvc double glazed window to rear.

Separate W.C.

Low level w.c., upvc double glazed window to side.

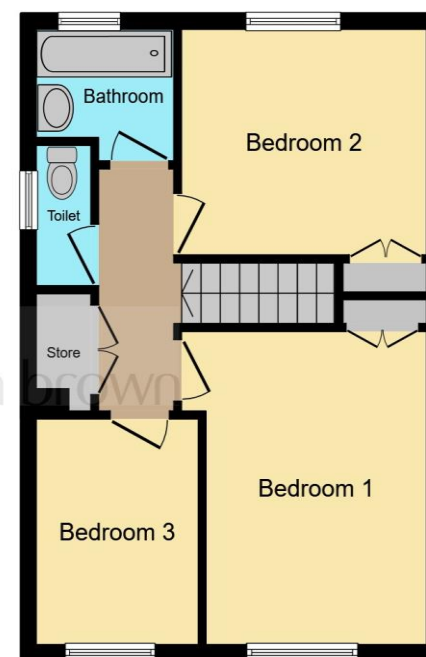
Outside

There is a driveway providing off road parking and gates leading to further driveway and garage.

There is a lawned rear garden enclosed by panel fencing.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Larkfield Road, Great Bentley, Colchester

- NO ONWARD CHAIN
- Semi Detached Family Home
- Two Reception Rooms
- Three Bedrooms
- Driveway & Garage
- Enclosed Rear Garden
- Popular Village Location

Tenure: Freehold EPC Rating: D
Council Tax Band: C

directions to this property:

Refer to map

£280,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS120568 - 0003

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