

**Thorrington Road
Great Bentley
CO7 8PR
£385,000 Freehold**

**Town &
Country**
residential sales and lettings



9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- **DETACHED CHARACTER PROPERTY**
- **LOCATED IN THE CENTRE OF GREAT BENTLEY VILLAGE**
- **WALKING DISTANCE TO TRAIN STATION**
- **CLOSE TO PRIMARY SCHOOL**
- **THREE RECEPTION ROOMS**
- **CONSERVATORY**
- **LARGE GARDEN WITH STORAGE**
- **OFF ROAD PARKING**
- **WOULD BENEFIT FROM SYMPATHETIC REFURBISHMENT**

**** RARE OPPURTUNITY TO BUY ****

This charming detached period property with many of the original features is now available for sale, perfectly located in the village of Great Bentley which features a train station (with direct links to London Liverpool Street), Ofsted Outstanding primary school and a serene village green, it offers an unrivalled balance of convenience and tranquillity.

The property would benefit from sympathetic refurbishment to return it to its former glory. The interior boasts three versatile reception rooms, two spacious double bedrooms, kitchen, bathroom and conservatory. One of the property's most attractive features is its generous outdoor space.

With a large garden and off-road parking, it provides a private retreat for gardening enthusiasts, or those who simply enjoy spending time outdoors.

This is a unique opportunity to purchase a property that offers both character and potential in a highly sought-after location. Don't miss out on the chance to make this house your home.



The accommodation with approximate room sizes are as follows:

ENTRANCE PORCH

uPVC partially glazed front door.

ENTRANCE HALL

Carpet flooring, wall mounted lights, stairs to first floor.

DINING ROOM

16' 8" x 13' 4" (5.08m x 4.06m)

Windows to front and side, carpet flooring, wall mounted lights, exposed beams and pillars.

RECEPTION ROOM

11' 11" x 7' 9" (3.63m x 2.36m)

Window to rear, carpet flooring, centre light, exposed beams and pillars.

LOUNGE

12' 9" x 10' 7" (3.88m x 3.22m)

Window to front, carpet flooring, wall mounted lights, feature fireplace, exposed beams and pillars. Stairs to Bedroom Two.

KITCHEN

9' 0" x 8' 9" (2.74m x 2.66m)

Window to side, vinyl flooring, centre light. Range of wall and base units, integrated double oven and electric hob with extractor over, stainless steel sink/drain, space for fridge.

BREAKFAST ROOM

13' 1" x 10' 8" (3.98m x 3.25m)

Window to side, carpet flooring, ceiling light, feature fireplace with log burner, exposed wood beams and pillars.

CONSERVATORY

12' 1" x 8' 4" (3.68m x 2.54m)

Windows to side and rear, doors to front and rear, tiled flooring, wall mounted light.



BATHROOM

8' 10" x 7' 11" (2.69m x 2.41m)

Obscured window to rear, vinyl flooring, centre light. "P" shaped bath with shower over, low level WC and vanity unit. Space and fitting for washing machine, airing cupboard.

BEDROOM ONE

12' 11" x 10' 10" (3.93m x 3.30m)

Window to front, carpet flooring, wall mounted light, exposed beams.

BEDROOM TWO

13' 5" x 10' 10" (4.09m x 3.30m)

Windows to front and side, carpet flooring, wall mounted light, feature fireplace, exposed beams.

LOFT SPACE

22' 5" x 7' 5" (6.83m x 2.26m)

Windows to side and rear, carpet and wooden flooring, wall mounted lights, water storage tank, reduced height ceiling.

EXTERIOR

FRONT

Off road parking for three vehicles, mature garden to front, side access to rear.

SIDE

Mature trees and shrubs, hedged border, laid to lawn.

REAR

Shed on hard standing, mature garden leading through to vegetable garden with Barn Storage (21' 8" x 16' 7") with power, additional storage shed, two greenhouses.

AGENT'S NOTE

The property is timber framed, and is in a conservation area.

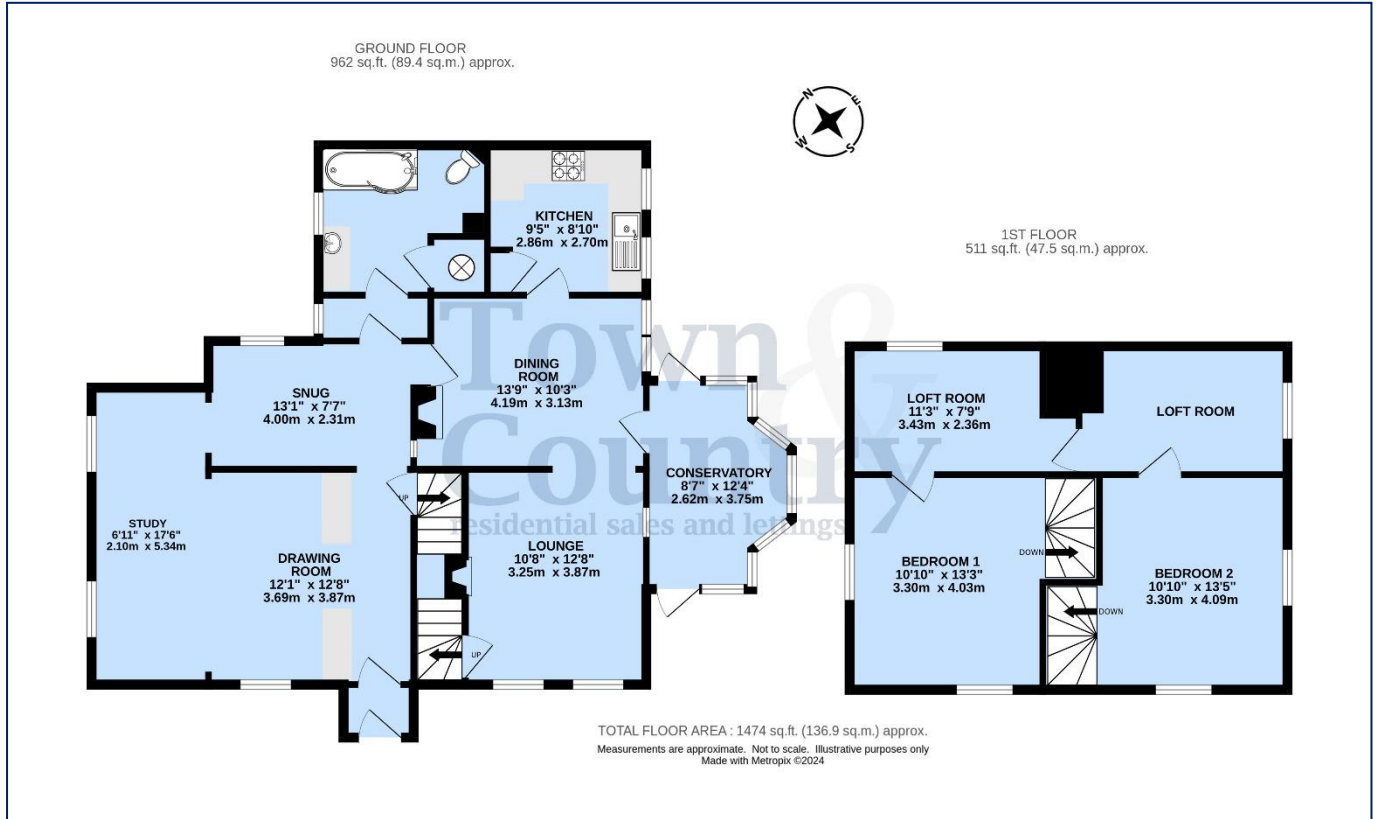
Solar panels are owned and achieve approx £1500 per annum for electric and water.











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artist's