

**Larkfield Road, Great Bentley
CO7 8PX
£280,000 Freehold**

Town & Country
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- SEMI-DETACHED HOUSE WITH NO CHAIN
- THREE BEDROOMS
- LOUNGE
- SEPARATE DINING ROOM
- FITTED KITCHEN

- BATHROOM & TOILET
- MINUTES WALK TO VILLAGE GREEN
- CLOSE TO TRAIN STATION, SHOPS & SCHOOL
- REQUIRES LIGHT MODERNISATION
- RARE OPPORTUNITY

FRESHLY DECORATED

**** FANTASTIC OPPORTUNITY TO LIVE IN GREAT BENTLEY ****

This three bedroom semi-detached family home is an ideal property for a growing family, situated just minutes walk away from the village green, train station with direct links to London Liverpool Street, shops and Ofstead "Outstanding" Primary School. Offered with No Chain.

This house would benefit from light modernisation to return it to its former glory.

The accommodation includes lounge, separate dining room, fitted kitchen, three bedrooms, bathroom and toilet. Outside there is off road parking for four cars, a former garage and secure rear garden.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

uPVC partially glazed front door, carpet flooring, centre light, radiator.

LOUNGE

13' 3" x 12' 9" (4.04m x 3.88m)

Window to front, carpet flooring, centre light, radiator, feature fireplace.

DINING ROOM

9' 6" x 9' 3" (2.89m x 2.82m)

Patio doors to rear, carpet flooring, centre light, radiator.

KITCHEN

12' 9" x 7' 0" (3.88m x 2.13m)

Door to side, window to rear, vinyl flooring, centre light. Range of wall and base units with stainless steel sink/drain, space for washing machine, dishwasher, cooker, fridge/freezer.

FIRST FLOOR LANDING

Carpet flooring, access to loft.

BEDROOM ONE

13' 3" x 9' 8" (4.04m x 2.94m)

Window to front, carpet flooring, centre light, fitted wardrobe.



BEDROOM TWO

10' 10" x 9' 8" (3.30m x 2.94m)

Window to rear, carpet flooring, centre light, fitted wardrobe.

BEDROOM THREE

10' 0" x 6' 11" (3.05m x 2.11m)

Window to front, carpet flooring, centre light.

BATHROOM

5' 8" x 4' 10" (1.73m x 1.47m)

Obscured window to rear, vinyl flooring, centre light. Panelled bath, pedestal wash hand basin, heated towel rail.

WC

5' 6" x 2' 4" (1.68m x 0.71m)

Obscured window to side, vinyl flooring, centre light, low level WC.

EXTERIOR

FRONT

Block paved for off road parking for up to three vehicles, access to side.

REAR

Parking for two vehicles, garage/storage, laid to lawn, fenced borders, shrubs and flowerbeds.

AGENT'S NOTES

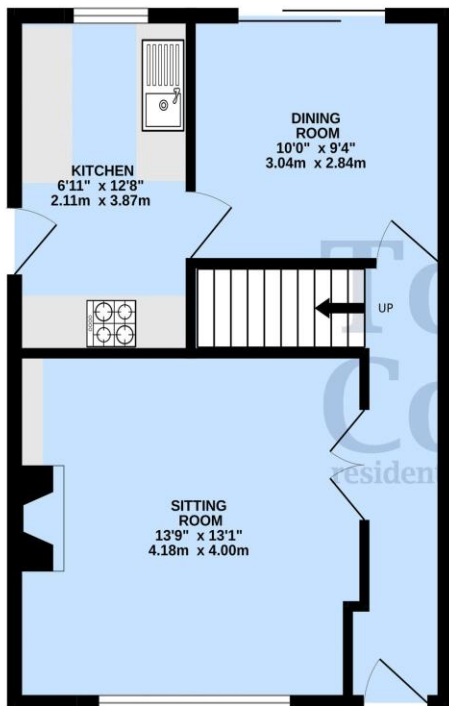
The Vendor is currently installing radiators upstairs.



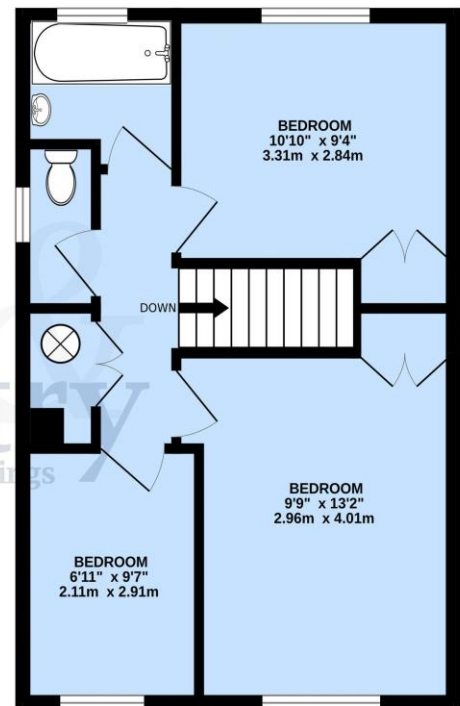


Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 864 sq.ft. (80.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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