

**Great Bentley Country Park**  
**Flag Hill**  
**CO7 8RF**  
**£65,000**

**Town & Country**  
residential sales and lettings



9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288  
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- WILLERBY AVONMORE OAK 40 x 14  
2020 MODEL
- AIR-CONDITIONING FITTED TO  
LOUNGE & BEDROOM
- OPEN PLAN LOUNGE/DINER
- TWO BEDROOMS
- SEPERATE SHOWER ROOM
- OPEN PLAN LOUNGE/DINER
- FITTED KITCHEN
- DUAL ASPECT GARDEN WITH SHED &  
GREENHOUSE
- SOLD FULLY FURNISHED

**\*\* IMMACULATE TWO BERTH HOLIDAY HOME WITH DOUBLE SIDED GARDEN \*\***

This Willerby Avonmore 40 x 14 - 2020 model is situated in the sought after Great Bentley Country Park with its lively Social Club, Leisure Centre and Swimming Pool. This particular model features the following additional benefits over and above most other caravans including Air-Conditioning, Mains Gas, Fitted Side Skirts with Storage Under, Decking, Dual Aspect Gardens with Greenhouse and Storage for Washing Machine and Freezer.

There are the additional benefits of car parking space, outside taps and electric points which make life that little bit easier. Inside you will find two double bedrooms, En-suite with bath and shower over, separate shower room, open plan kitchen/diner/lounge, gas central heating and water softener.

The vendor is happy to leave all fixtures and fittings from the kitchen utensils to the furniture and even the battery powered lawn mower, all you need to supply is your toothbrush!!



The accommodation with approximate room sizes are as follows:

### **LOUNGE**

13' 6" x 13' 0" (4.11m x 3.96m)

Patio doors to front decking area, dual aspect windows, carpet flooring, centre lights, two radiators, electric heater on feature wall, Air-conditioning unit, window blinds.

### **KITCHEN/DINER**

13' 0" x 7' 5" (3.96m x 2.26m)

Door to side, window to side, laminate flooring, inset spot lights. Range of fitted wall and base units incorporating fridge/freezer, stainless steel sink/drain, microwave, gas cooker with extractor over, dining table and chairs, storage cupboard.

### **BEDROOM ONE**

9' 8" x 9' 7" (2.94m x 2.92m)

Window to side, carpet flooring, inset spot lights, radiator, fitted wardrobes and overhead cupboards, Air-conditioning unit.

### **EN-SUITE**

9' 5" x 5' 1" (2.87m x 1.55m)

Obscured window to side, vinyl flooring, inset spot lights, radiator. Panelled bath with shower over, low level WC, vanity unit hand basin, partially tiled walls.

### **BEDROOM TWO**

8' 5" x 7' 2" (2.56m x 2.18m)

Window to side, carpet flooring, inset spot lights, radiator, fitted wardrobes.



**EXTERIOR**

Decking to front and raised steps to side, side skirts with storage under. Garden to both sides which is laid to lawn with flower borders, greenhouse and storage shed, outside tap and electricity point, storage container housing a washing machine and freezer and a car parking space.

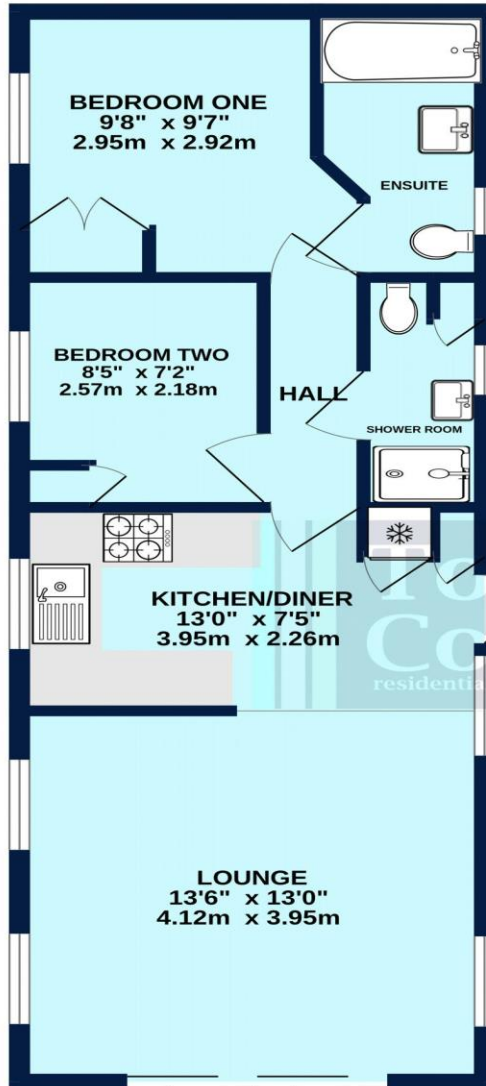








GROUND FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



WILLOW CLOSE

TOTAL FLOOR AREA : 506 sq.ft. (47.0 sq.m.) approx.

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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