

**Weeley Road, Great Bentley
CO7 8PE
£400,000 Freehold**

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**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- DETACHED CHALET BUNGALOW
- THREE DOUBLE BEDROOMS
- FANTASTIC LOCATION CLOSE TO VILLAGE
- IDEAL FOR MODERNISATION
- SPACIOUS LOUNGE
- SEPARATE DINING ROOM
- FITTED KITCHEN
- CONTEMPORARY SHOWER ROOM
- NO ONWARD CHAIN
- WALKING DISTANCE TO TRAIN STATION

**** THREE BEDROOM DETACHED CHALET BUNGALOW ****

This property is a unique opportunity for those looking to create their perfect home, as it's ideal for modernisation. Located to the East of Great Bentley village green, you are minute's walk away from the centre of the village with train station, shops, pub, takeaway, doctors' surgery and Primary school, which was last rated "Outstanding" by Ofstead. The accommodation includes a spacious lounge with large windows allowing for an abundance of natural light to flood the room, the second reception room, currently utilised as a dining room, is equally charming, featuring a lovely garden view that provides a serene backdrop for relaxation or entertaining guests. The fitted kitchen, which also overlooks the garden, is perfect for casual family dining. There are three double bedrooms, two on the ground floor and one to the first floor, the contemporary shower room completes the interior.

Set back from the road, with ample off road parking leading up to the secure garage, the front garden with lawn, flower beds and mature shrubs really enhance the kerb appeal of this bungalow. To the rear, the striped lawn is encompassed by lovingly tended flower beds, several patio areas which are ideal for relaxation, a greenhouse, workshop and mature trees and shrubs. The location of this bungalow is a significant advantage. Positioned near the second largest village green in England and a train station, this property offers a balance of tranquil living and easy commuting. It's perfect for those who appreciate the calm of nature while also benefiting from the convenience of transportation links. In summation, this three-bedroom detached bungalow presents an exceptional opportunity for those looking to add their personal touch to their new home. With potential for modernisation, spacious rooms, and ideal location, this property is a fantastic investment for families or couples.

**** NO ONWARD CHAIN ****



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Tiled flooring, centre lights, radiator, stairs to first floor landing.

LOUNGE

21' 1" x 14' 0" (6.42m x 4.26m)

Windows to front and side aspect, carpet flooring, centre light, two radiators, feature fireplace.

DINING ROOM

10' 9" x 9' 8" (3.27m x 2.94m)

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

KITCHEN/BREAKFAST ROOM

12' 2" x 12' 0" (3.71m x 3.65m)

Door to side, window to rear aspect, tiled flooring, centre light, radiator. Range of country style wall and base units, electric hob with extractor over, two eye level ovens, stainless steel double sink/drain, space for washing machine and fridge/freezer, floor standing boiler.

BEDROOM ONE

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

Window to front aspect, carpet flooring, centre light, radiator.

BEDROOM TWO

10' 9" x 9' 10" (3.27m x 2.99m)

Window to side aspect, carpet floor, centre light, radiator.



SHOWER ROOM

Obscured window to rear aspect, tiled flooring, centre light, radiator. Combination vanity unit with toilet and hand basin, separate shower enclosure, fully tiled walls.

FIRST FLOOR LANDING

Centre light, carpet flooring, access to eaves storage.

BEDROOM THREE

11' 11" x 11' 6" (3.63m x 3.50m)

Window to rear aspect, carpet flooring, centre light, radiator, under eaves storage, limited head height in places.

LOFT/STORAGE ROOM

14' 10" x 10' 7" (4.52m x 3.22m)

Light, boarded flooring.

EXTERIOR

FRONT

Laid to lawn with flower borders, mature shrubs, off road parking, entrance to garage.

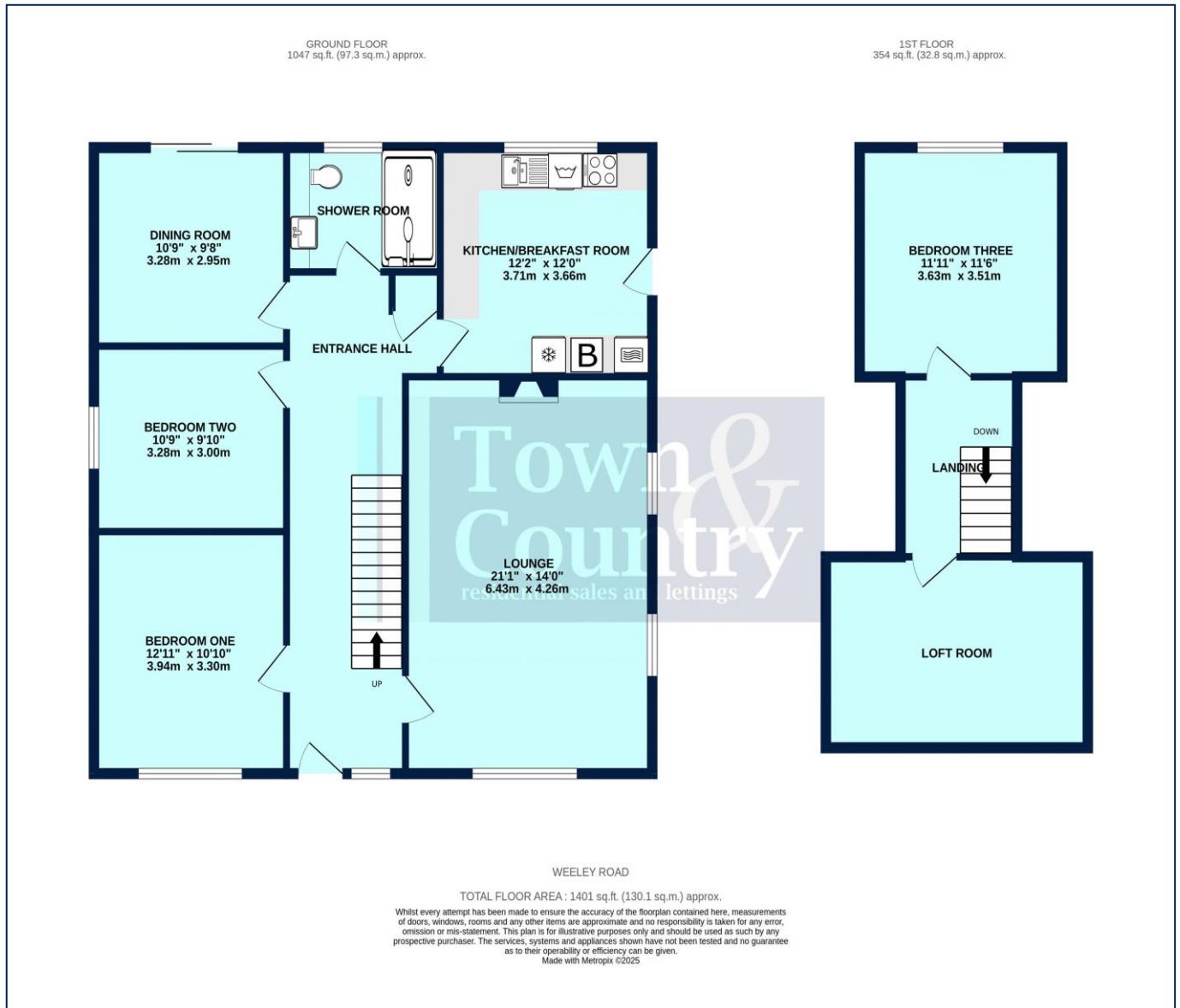
REAR

Patio areas, laid to lawn, flower borders, mature shrubs, greenhouse, workshop with power.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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