

**St. Marys Road, Great Bentley,
CO7 8NJ**

£330,000 Freehold

Town & Country
residential sales and lettings



9 Osbornes Court, Victoria Place, Brightlingsea, Essex. CO7 0EB

Phone: 01206 302288

email: property@townandcountryresidential.co.uk

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- **THREE DOUBLE BEDROOMS**
- **SEMI-DETACHED**
- **OFF-ROAD PARKING**
- **GARAGE**
- **PRIVATE GARDEN**
- **MODERN DÉCOR**
- **MOVE IN READY!**
- **GENEROUS LIVING SPACE**
- **SOUGHT AFTER LOCATION**
- **EN-SUITE TO FIRST BEDROOM**

Welcome to Aingers Green. Situated next to Great Bentley, you will be only one mile from the mainline train station, a host of local amenities and the vast Village Green, the largest in England! The property itself has been finished to an immaculate standard, with a generous living/social spaces in the lounge and kitchen, main shower room with rainfall shower and two good sized double bedrooms with built in wardrobes all on the ground floor. Heading up to the first floor and you are presented with the first bedroom which boasts built in wardrobes to one side and an en-suite shower room to the other. This property is ready to move in, presented to a stunning standard and the space is ideal for almost anyone! Don't take our word for it, see it for yourself

call 01206 302288 to view!

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The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

UPVC Front door into hallway with stairs to first floor landing, tiled flooring

KITCHEN

15' 9" x 12' 1" (4.80m x 3.68m)

Window to side, French door to rear, velux roof, spotlights, Range oven with hob and extractor fan over, integrated dishwasher, space for appliances, modern matching base and wall units, space for fridge freezer, space for table

SHOWER ROOM

9' 3" x 4' 0" (2.82m x 1.22m)

Frosted window to front, double length shower tray with shower screen and rainfall shower over, radiator, low level W.C, industrial style wash hand basin, mirror with mosaic surround, fully tiled walls and floor, spotlights, modernly decorated

LOUNGE

20' 7" x 14' 2" (6.27m x 4.31m)

2 x Windows to side, double French doors leading to patio, spotlights, 2 x radiators, carpet flooring, generous space allowing for furniture

BEDROOM 1

16' 8" x 10' 7" (5.08m x 3.22m)

3 x Velux windows, generous double, carpet flooring, fitted wardrobes, spotlights, radiator, door to:

EN-SUITE

10' 5" x 4' 11" (3.17m x 1.50m)

Stand in shower cubicle, wall mounted hand wash basin with mixer tap over, low level W.C, vanity units, fully tiled walls, tiled floor



BEDROOM 2

14' 9" x 11' 10" (4.49m x 3.60m)

Bay windows to front, carpet flooring, fitted wardrobes, radiator, generous double sized room

BEDROOM 3

12' 5" x 11' 11" (3.78m x 3.63m)

Velux window, fitted wardrobes, radiator, neutrally decorated, generous sized double

OUTSIDE

Rear

Generous corner garden, raised patio area and lawn, various shrubs and roses to side, block paved with seating area

Front

Gated access with hardstanding driveway providing ample parking, various plants, raised flower beds with shrubs

Side access

Garage up and over door with power and light, storage space



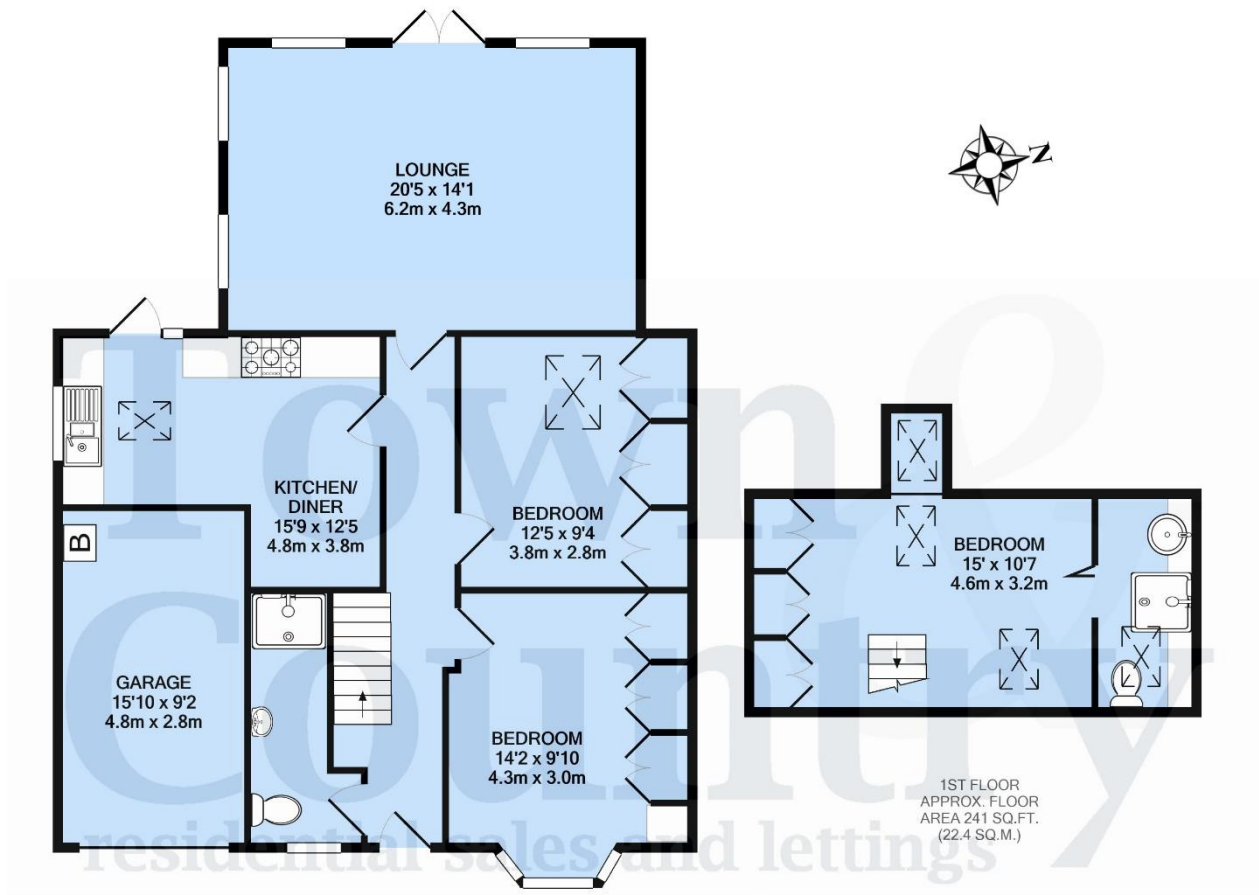
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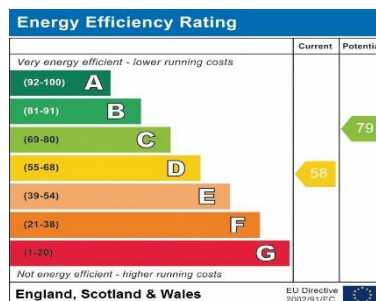
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TOTAL APPROX. FLOOR AREA 1298 SQ.FT. (120.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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