

**Flag Hill, Great Bentley
CO7 8RQ
Offers in Excess of £205,000 Freehold**

Town & Country
residential sales and lettings



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- OPEN FIELD VIEWS TO FRONT ELEVATION
- MID-TERRACED HOUSE
- TWO DOUBLE BEDROOMS
- 23'6 LIVING/DINING ROOM
- GARDEN ROOM/CONSERVATORY
- FIRST FLOOR BATHROOM
- CLOAKROOM
- GREAT BENTLEY
- GAS TO RADIATOR HEATING
- NON ESTATE LOCATION

A great opportunity to acquire this charming two bedroom mid-terrace cottage located in this non estate location.

This deceptively spacious home has been owned for some 60 years by the present owners who have now decided its time to move on to pastures new.

The property has been kept in excellent condition over the years and benefits from double glazing, gas to radiator heating, 23ft living/dining room for entertaining, fitted kitchen, ground floor cloakroom, conservatory/garden room with French doors to a decked area overlooking the garden, two double bedrooms and a first floor bathroom.

This lovely home has a semi-rural aspect and looks out over open fields to the front elevation and over to the creek to the rear elevation.

An opportunity should be made at your earliest convenience to avoid genuine disappointment.



The accommodation with approximate room sizes are as follows:

LIVING/DINING ROOM

23' 6" x 11' 11" (7.16m x 3.63m)

Double glazed entrance door. Double glazed window to front elevation, double glazed window to rear elevation. Red brick style fireplace with inset gas coal effect gas fire, two radiators, open tread staircase to first floor landing.

KITCHEN

12' 7" x 7' 2" (3.83m x 2.18m)

Double glazed window to side elevation. Stainless steel single drainer sink unit with cupboards under, a range of floor standing cupboards drawers and units with adjacent work tops, wall mounted matching cupboards. Space for fridge/freezer, space for cooker, space for washing machine. Boiler cupboard with gas boiler, radiator.

REAR LOBBY

5' 11" x 3' 10" (1.80m x 1.17m)

Double glazed window to side elevation, radiator. Door to cloakroom and garden room.

CLOAKROOM

5' 11" x 2' 4" (1.80m x 0.71m)

Extractor fan, low level WC and wash hand basin inset to vanity top with cupboard under, radiator.

CONSERVATORY/GARDEN ROOM

12' 7" x 6' 9" (3.83m x 2.06m)

Double glazed windows to two elevations, poly carbonate style roof, double glazed French Doors to garden. Power and lighting, tiled flooring.



FIRST FLOOR LANDING

Access to loft space, radiator and doors to:

BEDROOM ONE

11' 11" x 10' 1" (3.63m x 3.07m)

Double glazed frosted window to front elevation (with open views), radiator.

BEDROOM TWO

13' 1" x 8' 9" (3.98m x 2.66m)

Double glazed window to rear elevation (with partial views to creek). Built in airing cupboard, radiator.

BATHROOM/WC

7' 4" x 7' 0" (2.23m x 2.13m)

Extractor fan, double glazed frosted window to rear elevation. Low level WC, pedestal wash hand basin, with tiled splash backs and shower cubicle with shower unit and screen door, radiator.

FRONT GARDEN

Open plan and laid mainly to block paving.

REAR GARDEN

Raised decked area with balustrade, outside water tap, paved areas and pathways with contrasting coloured stones for easy maintenance, timber shed.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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