

**De Vere Estate, Great Bentley
CO7 8QA
£250,000 Freehold**

Town & Country
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
www.townandcountryresidential.co.uk**



- IDEALLY LOCATED
- FABULOUS STARTER HOME
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN
- DOWNSTAIRS CLOAKROOM
- BATHROOM
- LARGE WRAP AROUND GARDEN
- REFURBISHMENT POTENTIAL
- WALKING DISTANCE TO SHOPS, SCHOOL & TRAIN STATION
- NO ONWARD CHAIN

**** TWO BEDROOM HOUSE ****

This ideally positioned starter home is located in the village of Great Bentley within walking distance of shops, doctors surgery, school and train station which has direct links to London Liverpool Street.

The property sits as an end of terrace on a large plot to the front, side and rear with potential to extend (stp).

Inside there is a good sized lounge which looks out over both the front and rear gardens, fitted kitchen, downstairs toilet, two double bedrooms and bathroom.

Outside the large garden area has plenty of potential.

**** NO ONWARD CHAIN ****



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Vinyl flooring, centre light, coat storage.

LOUNGE

15' 0" x 10' 6" (4.57m x 3.20m)

Windows to front and rear aspects, carpet flooring, centre light, electric heater, feature fireplace.

KITCHEN/DINER

13' 9" x 8' 9" (4.19m x 2.66m)

Windows to side and rear aspects, vinyl flooring, part-tiled walls, centre light. Range of base units, single stainless steel sink and drainer, integrated cooker with hob over, separate pantry, door to utility room.

UTILITY ROOM

9' 5" x 4' 11" (2.87m x 1.50m)

Door to front, windows to side and rear aspects, vinyl flooring, wall light. Space for washing machine and tumble dryer, separate storage cupboard.

CLOAKROOM

4' 9" x 2' 7" (1.45m x 0.79m)

Vinyl flooring, centre light, low level WC with sink over.



FIRST FLOOR LANDING

Window to rear aspect, airing cupboard, loft access hatch.

BEDROOM ONE

14' 11" x 10' 6" (4.54m x 3.20m)

Windows to front and rear aspects, carpet flooring, electric heater, centre light, fitted wardrobe.

BEDROOM TWO

10' 7" x 9' 8" (3.22m x 2.94m)

Window to front aspect, carpet flooring, centre light, electric heater, fitted wardrobe.

BATHROOM

7' 6" x 4' 10" (2.28m x 1.47m)

Obscured window to side aspect, vinyl flooring, centre light. Panelled bath with wall mounted shower over, shower curtain, pedestal sink, part tiled walls.

EXTERIOR

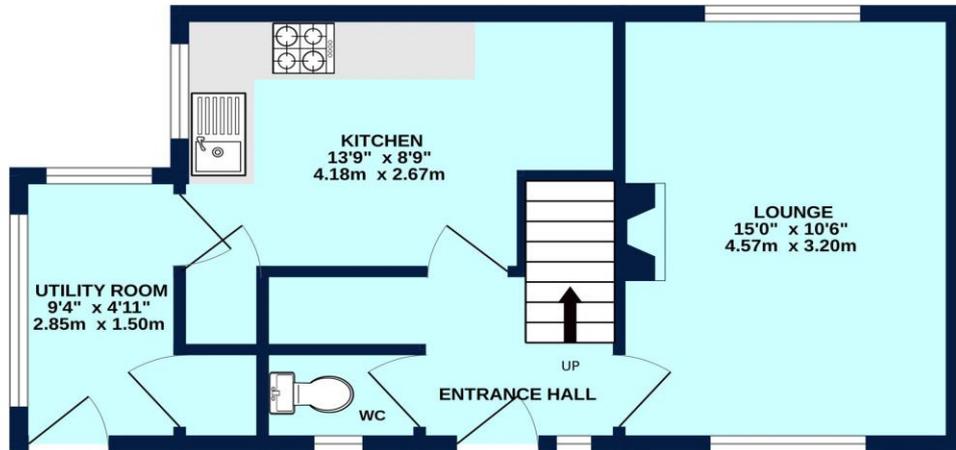
Mature wrap around garden laid to lawn with shrubs.



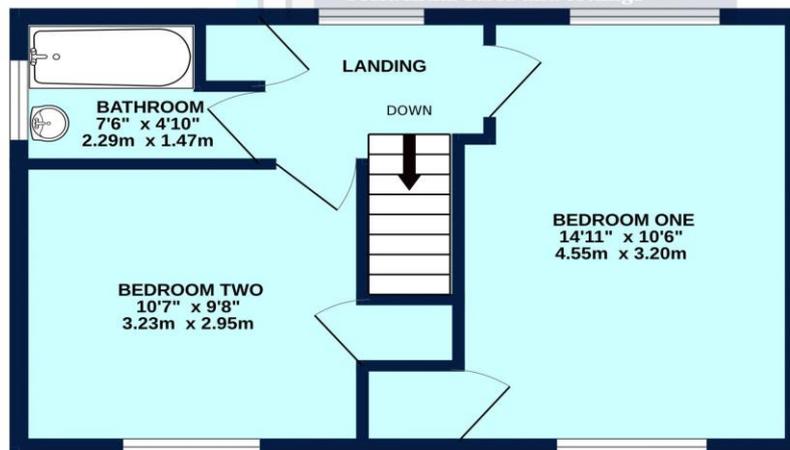


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 769 sq.ft. (71.4 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.
Made with Metropix ©2025

Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artist's

9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288

www.townandcountryresidential.co.uk