



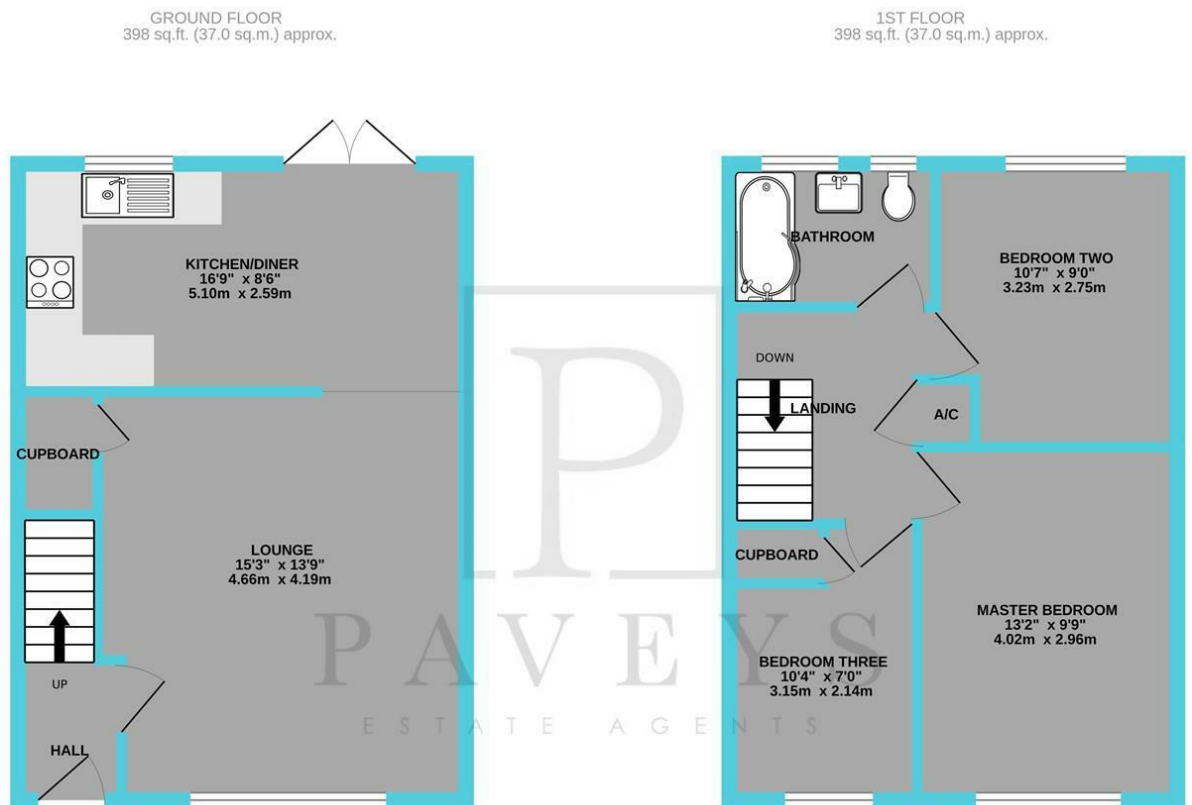
39, Larkfield Road
Colchester, CO7 8PX

Guide price £300,000 Freehold



PAVEYS
ESTATE AGENTS

GUIDE PRICE £300,000-£310,000 Located in the coveted village of GREAT BENTLEY and within a few minutes of the beautiful Village Green is this END TERRACE FAMILY HOME with secluded rear garden and views over the pretty greensward. The property benefits from a sunny and spacious lounge, kitchen diner with doors to the garden, two double bedrooms, a smaller third bedroom and a stylish family bathroom. It also benefits from an impressive three parking spaces with space for everyone!!! It is centrally positioned close to local shops, the popular pub, Great Bentley Railway Station, with services to Chelmsford and Central London, and falls within catchment for the OFSTED OUTSTANDING Great Bentley Primary School. An internal viewing is highly recommended to appreciate this property and its location. Call Paveys today to arrange your appointment to view.



TOTAL FLOOR AREA: 796 sq.ft. (73.9 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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Energy Efficiency Rating	
Current	Potential
85	68

Environmental Impact (CO ₂) Rating	
Current	Potential
85	68

ENTRANCE HALL

Double glazed composite entrance door to front aspect. fitted carpet, stair flight to First Floor, radiator.

LOUNGE 15'3 x 13'9 (4.65m x 4.19m)

Spacious lounge with double glazed window overlooking the greensward to the front, fitted carpet, coved ceiling, TV point, under stairs storage cupboard, fireplace recess, open access to Kitchen Diner, radiator.

KITCHEN DINER 16'9 x 8'8 (5.11m x 2.64m)

White fronted over and under counter units, work tops, inset stainless steel sink and drainer with mixer tap. Built in Bush oven with electric hob and extractor hood over, space and plumbing for dishwasher, space and plumbing for washing machine, space for American style fridge freezer. Double glazed double doors to rear garden, double glazed window to rear overlooking the garden, vinyl flooring, part tiled walls, spotlights, radiator.

FIRST FLOOR

FIRST FLOOR LANDING

Fitted carpet, built in airing cupboard, loft access.

MASTER BEDROOM 13'2 x 9'9 (4.01m x 2.97m)

Double glazed window to rear overlooking the garden, fitted carpet, coved ceiling, radiator.

BEDROOM TWO 10'7 x 9' (3.23m x 2.74m)

Double glazed window to front with views over the greensward, fitted carpet, coved ceiling, radiator.

BEDROOM THREE 10'4 x 7' (3.15m x 2.13m)

Double glazed window to rear overlooking the garden, fitted carpet, coved ceiling, built in cupboard, radiator.

BATHROOM

Modern three piece white suite comprising low level WC, vanity wash hand basin and P shaped bath with shower and screen over. Double glazed windows to front, vinyl flooring, waterproof wall panelling, extractor fan, heated towel rail.

OUTSIDE FRONT

The property sits on a pretty greensward and has a small front lawn and gated access to the rear garden.

OUTSIDE REAR

A perfect sized rear garden with patio area, lawn area bordered by panel fencing and gated access to the front.

THE GREEN

IMPORTANT INFORMATION

Council Tax Band: C

Tenure: Freehold

Energy Performance Certificate (EPC) rating: D

The property is connected to electric, gas, mains water and sewerage.

DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

REFERRAL FEES

Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.