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FLAG HILL, COLCHESTER, CO7 8RG

PRICE £250,000

Positioned on the outskirts of the sought-after village of Great Bentley, this three bedroom terraced home offers flexible accommodation with a pleasing balance of countryside outlooks and everyday convenience. The interior features a comfortable lounge, fitted kitchen and well proportioned bedrooms, along with a versatile loft room ideal for a home office, hobby space or occasional bedroom. To the rear, the private garden enjoys open views across Flag Hill Creek, providing a calm and scenic setting. An additional parcel of land delivers valuable off-road parking, a rare and practical benefit. The property also benefits from direct bus routes available just outside, offering easy connections to both Clacton and Colchester, and falls within the catchment area for the highly regarded Great Bentley Primary School and Colne High School in Brightlingsea, making it an appealing option for families.

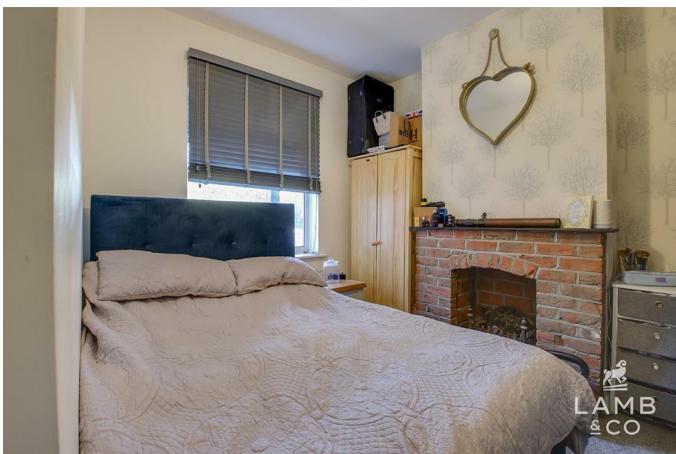
- Three Bedrooms
- Additional Parcel Of Land That Could Be Used For Parking
- Direct Bus Routes to Clacton & Colchester
- Outskirts of Great Bentley
- Creek Views from Rear Garden
- Catchment for Great Bentley Primary School

- Loft Room
- EPC - D

ENTRANCE HALL

BEDROOM THREE

10'00" 9'8" (3.05m 2.95m)



LOUNGE

13'5" 10'00" (4.09m 3.05m)



KITCHEN/DINING ROOM

21'3" 8'3" (6.48m 2.51m)



BEDROOM ONE

13'00" 10'00" (3.96m 3.05m)



BEDROOM TWO

12'00" 8'10" (3.66m 2.69m)



BATHROOM

9'00" 8'00" (2.74m 2.44m)



OUTSIDE REAR



LOFT ROOM/BEDROOM FOUR

12'00" 11'00" (3.66m 3.35m)



OUTSIDE



Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

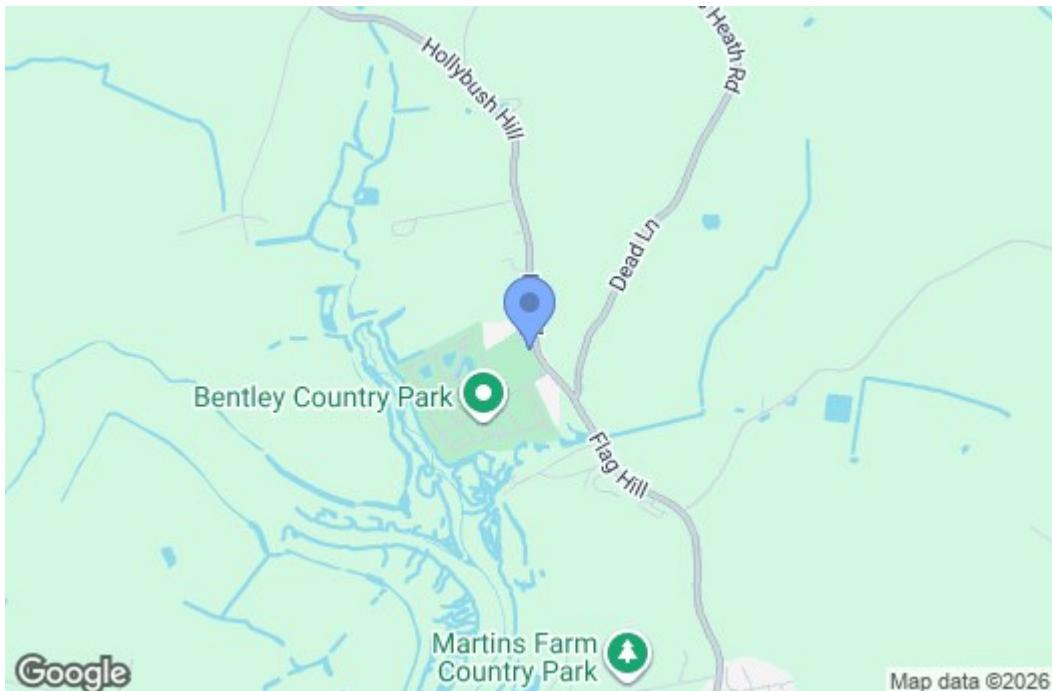
AML

ANTI-MONEY LAUNDERING REGULATIONS 2017
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Material Information

Council Tax Band: B
Heating: Gas
Services: All Mains
Broadband: Superfast
Mobile Coverage: Good
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Additional Charges: No
Seller's Position: Needs To Find
Garden Facing: West

Map

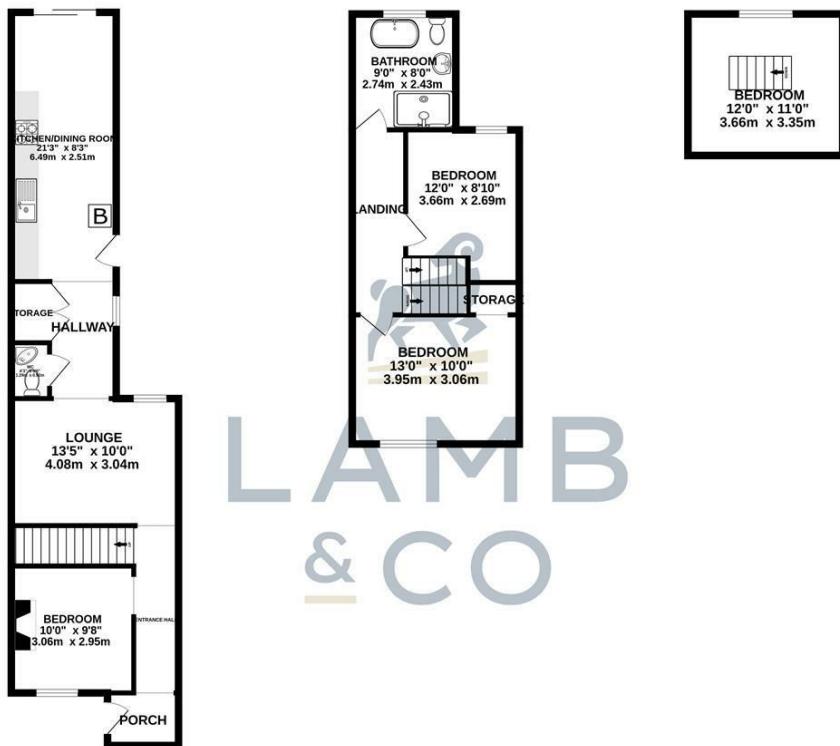


EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Floorplan



TOTAL FLOOR AREA: 1106 sq.ft. (102.7 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 inaccuracy. Prospective purchasers are advised to make their own enquiries and satisfy themselves as to the suitability or otherwise of any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.