



Vakaviti Station Road, Great Bentley Colchester CO7 8LJ

welcome to

Vakaviti Station Road, Great Bentley Colchester

This character semi detached home is situated in the popular village of Great Bentley which benefits from local amenities, large award winning village green, popular primary school and train station. The property benefits from spacious accommodation and an early viewing would be advised.



Side Entrance Door To: Entrance Hall

Laminate wood flooring, stairs to first floor, doors to:

Living Room

12' 8" plus recess x 11' 11" (3.86m plus recess x 3.63m)
Sash windows to front and side, carpet, feature ornamental fireplace.

Bathroom

Panel enclosed bath with shower over and screen, low level w.c. and wash hand basin, heated towel rail, tiled walls, obscure window to side.

Dining Room

12' 2" x 9' 11" (3.71m x 3.02m)
Carpet, radiator, ceiling beams, opening to Kitchen, door to Rear Lobby:

Kitchen

11' 9" max x 7' 9" max (3.58m max x 2.36m max)
Two large arched feature windows to side, further window to rear, laminate wood flooring, range of matching base and eye level units, integrated oven and hob with extractor over, space for appliances, work surfaces, inset sink and drainer unit with mixer tap, tiled splashbacks.

Rear Lobby

With door to side to garden and door to:

Shower Room

Built-in tiled shower unit, under floor heating, wash hand basin and low level w.c., tiled floor, oil fired central heating boiler.

First Floor Accommodation

Landing

Airing cupboard including hot water tank, doors to:

Bedroom One

12' 9" max plus recess x 12' 6" max (3.89m max plus recess x 3.81m max)
Sash window to front, carpet, radiator, door to:

En Suite Cloakroom

Low level w.c., wash hand basin.

Bedroom Two

12' x 9' 11" (3.66m x 3.02m)
Sash window to side, radiator, carpet.

Bedroom Three

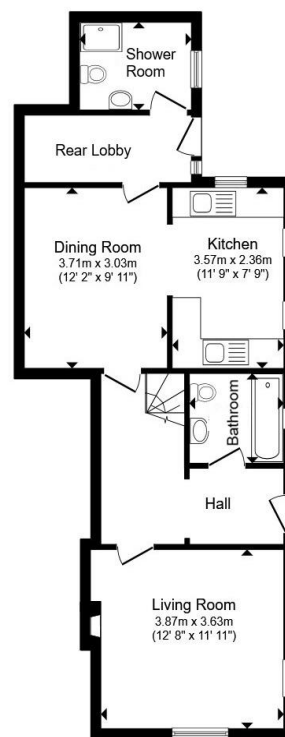
10' 2" x 7' 3" (3.10m x 2.21m)
Sash window to side, radiator, carpet.

Outside

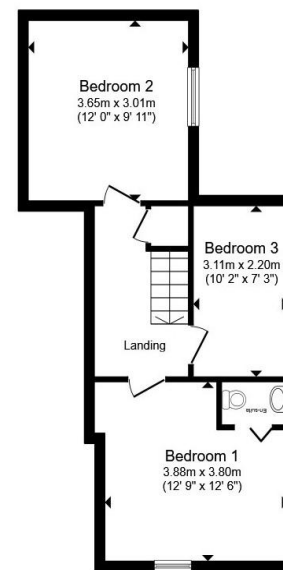
There is a driveway to side providing off road parking and leading to Garage with space for another car next to the Garage.

Currently, rear part of the Garage is used as a study.

The rear garden comprises of paved patio areas and lawned garden, with mature shrubs, trees and flowers, shed, all enclosed by panel fencing.



Ground Floor



First Floor

Total floor area 99.6 m² (1,072 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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welcome to

Station Road, Great Bentley Colchester

- Character Semi Detached House
- Spacious Living Room
- Open Plan Kitchen/Diner
- Shower Room & Bathroom
- Three Bedrooms
- Parking & Garage
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

offers in excess of

£350,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS121501 - 0004

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