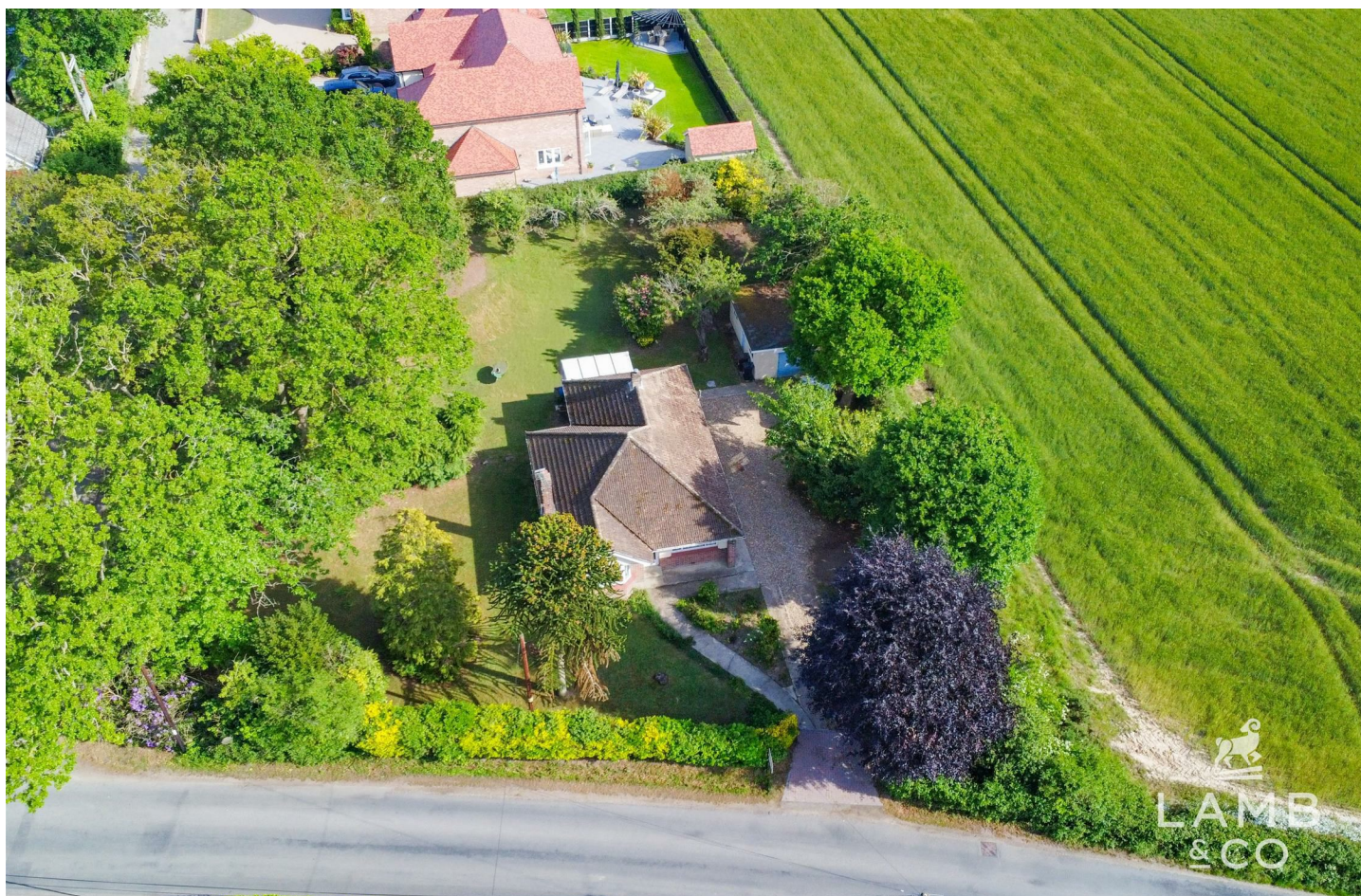




LAMB & CO

Call us on 01255 422 240

Inspired by property, driven by passion.



BENTLEY ROAD, WEELEY HEATH, CO16 9DT

PRICE £525,000

Available for the first time since built in the 1950's this three bedroom detached bungalow nestled in the centre of an attractive 0.4 acre plot in the sought after Weeley Heath. The bungalow benefits from field views, an oversized detached garage and offers potential for extension or an additional dwelling subject to planning permission.

- Three Bedrooms
- Chain Free
- Attractive 0.4 Acre Plot
- Countryside Views
- Oversized Garage
- EPC E
- Scope to Extend/Develop STPP
- Weeley Heath

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE PORCH



KITCHEN

12' x 10' (3.66m x 3.05m)



HALL

LOUNGE/DINER

30'4 x 11'10 (9.25m x 3.61m)



CONSERVATORY

10'5 x 7'3 (3.18m x 2.21m)



BEDROOM ONE

13'8 x 10'8 (4.17m x 3.25m)



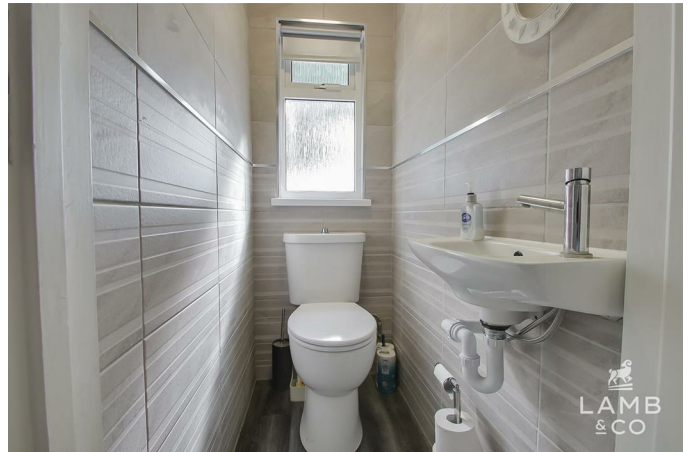
BEDROOM TWO

9'5" x 8'4" (2.87m x 2.54m)



WC

4'8" x 2'8" (1.42m x 0.81m)



BEDROOM THREE

9' x 7' (2.74m x 2.13m)



OUTSIDE

FRONT

SIDE



SHOWER ROOM

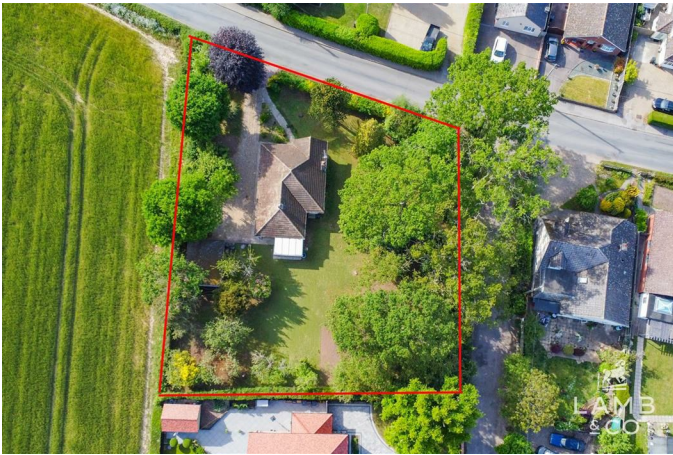
6' x 5' (1.83m x 1.52m)



REAR



AERIAL



GARAGE



Material Information

Council Tax Band: E

Heating: Oil

Services: Mains electricity, water & sewer

Broadband: Ultrafast fibre available (up to 1000mbps)

Mobile Coverage: EE: Good outdoor, variable in-home | O2: Good outdoor, variable in-home |

Three: Good outdoor | Vodafone: Good outdoor

Construction: Cavity wall

Restrictions: None known

Rights & Easements: None known

Flood Risk: Rivers & Sea: Very Low | Surface Water: Very Low

Additional Charges: None

Seller's Position: Vacant

Garden Facing: South & East

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

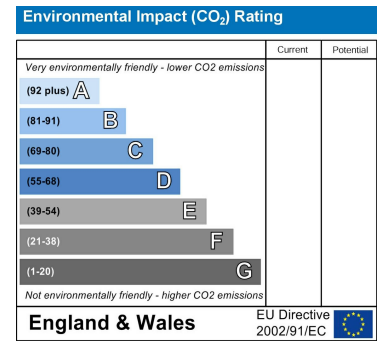
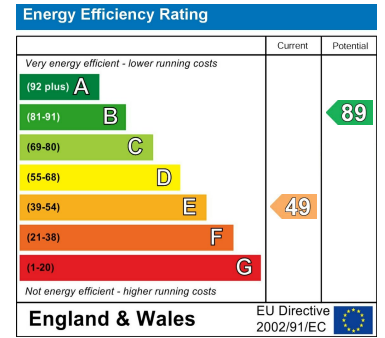
ANTI-MONEY LAUNDERING REGULATIONS 2017

- 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.

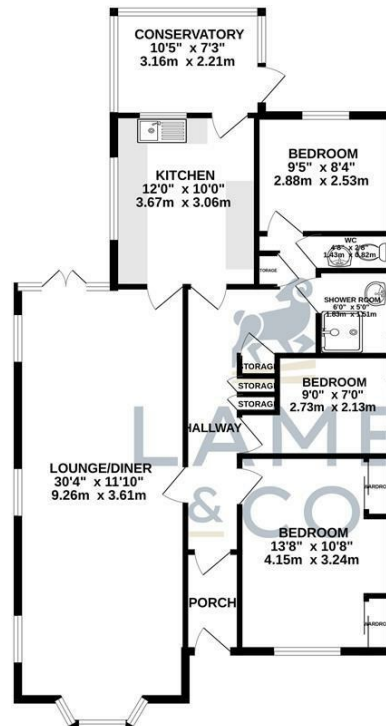
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 1029 sq ft. (95.6 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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