

**The Path, Great Bentley
CO7 8PN
£275,000 Freehold**





- DETACHED BUNGALOW
- VILLAGE LOCATION
- TWO/THREE BEDROOMS
- TWO/THREE RECEPTION ROOMS
- CHAIN FREE

- DOUBLE GLAZING
- GAS CENTRAL HEATING
- RENOVATION AND MODERNISATION REQUIRED
- ENCLOSED GARDEN
- OVERLOOKING THE GREEN

****A TRULY INDIVIDUAL DETACHED TWO/THREE BEDROOM TWO/THREE RECEPTION DETACHED BUNGALOW IN THIS PROMINENT POSITION OVERLOOKING THE GREEN IN GREAT BENTLEY****

This established property has been in the present family since the late 1950's and is now offered for sale with vacant possession.

A potential purchaser will need to carry out a programme of renovation and refurbishment in order to return it to its former glory.

The accommodation is presently set out with entrance/reception, dining room/reception, two bedrooms, kitchen, bathroom, lobby, inner hall, walk-in storage cupboard, living room and storage room currently accessed externally.

The residence offers a generous garden overlooking the green. The frequently requested village of Great Bentley has a well reputed Primary School, shops and TRAIN STATION with superb links to Colchester and London Liverpool Street, making it ideal for commuters.

Great Bentley has one of the largest village greens in Essex where traditional fetes, fun fares, football and cricket can be enjoyed.



The accommodation with approximate room sizes are as follows:

RECEPTION ROOM/ENTRANCE

12' 2" x 8' 0" (3.71m x 2.44m)

Part glazed stable style entrance door, double glazed window overlooking garden and Village Green. Cast fire surround, radiator. Door to Bedroom One.

DINING ROOM/RECEPTION

12' 7" x 8' 0" (3.83m x 2.44m)

Double glazed window to garden and Village Green. Cast style fire surround with inset log burner and tiled hearth. Doors to bedroom two and kitchen.

BEDROOM ONE

12' 0" x 8' 0" (3.65m x 2.44m)

Picture rail, double glazed window to side elevation, cast style fire surround.

BEDROOM TWO

12' 7" x 8' 0" (3.83m x 2.44m)

Double glazed window to one elevation, built-in double cupboard, radiator.

KITCHEN

8' 0" x 8' 0" (2.44m x 2.44m)

Double glazed window overlooking garden and green. Stainless steel sink unit inset to work top. Cupboards, drawers and units with adjacent work tops. Space for washing machine, space for dishwasher and space for cooker, tiled splash backs. Doors to bathroom, u lean to and lobby.



BATHROOM

6' 11" x 6' 9" (2.11m x 2.06m)

Recessed lighting, double glazed frosted window to one elevation. Low level WC, pedestal wash hand basin with vanity cupboard and panel bath with mixer tap shower. Heated towel radiator, built-in double storage cupboard.

LOBBY

3' 6" x 2' 7" (1.07m x 0.79m)

Window to one elevation, door to garden.

LIVING ROOM

13' 6" x 11' 6" (4.11m x 3.50m)

Double glazed window to side elevation, radiator.

STORAGE ROOM

9' 4" x 6' 6" (2.84m x 1.98m)

Accessed via external door. power and lighting, wall mounted gas boiler and storage space.

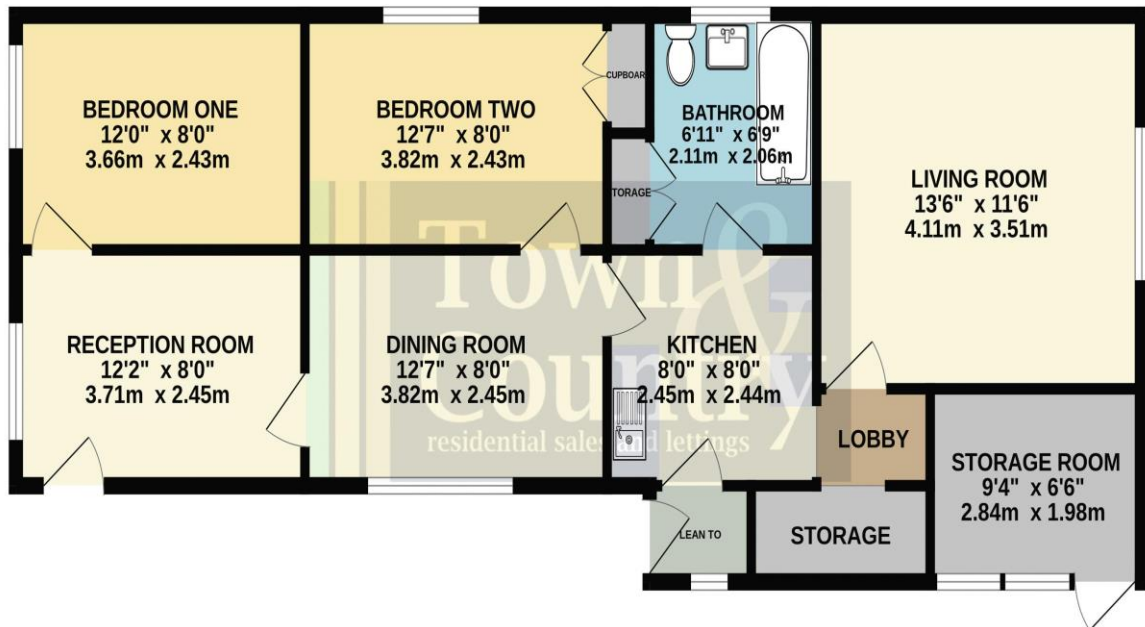
EXTERIOR

Established rear garden with gate to Green. Host of flower beds and borders, lawned areas, rockery, trees.





815 sq.ft. (75.7 sq.m.) approx.



TOTAL FLOOR AREA: 815 sq.ft. (75.7 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 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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