



- No Chain & Vacant Possession
- Half An Acre Plot (STSS)
- Semi Rural Position
- Large Workroom
- Four Bedrooms
- Two Reception Rooms

**Glen Helen, Tenpenny Hill, Thorrington, Colchester, Essex. CO7 8JB.**

An incredible opportunity to purchase this detached property nestled in a plot in the region of half an acre. In need of modernisation but offering brilliant potential to redevelop or refurbish to create a wonderful home and currently consisting of 4 rooms upstairs, lounge, separate dining room, kitchen/breakfast room, bathroom, cloakroom, 20' work room, garage, parking and ample gardens. Chain free.



# Property Details.

## Ground Floor

### Entrance Hall

Glazed door leads to entrance hall with stairs to first floor and storage cupboard under, doors to.

### Living Room



14' 0" x 12' 0" (4.27m x 3.66m) Bay window to front, window to side, fireplace

### Dining Room



12' 3" x 9' 4" (3.73m x 2.84m) Window to front, radiator, fitted storage.

### Kitchen/Breakfast Room



14' 0" x 12' 0" (4.27m x 3.66m) Windows to rear and side, a range of fitted cupboards and worktops, inset sink, matching eye level units, drawers, range cooker, door to side porch.

### Porch

6' 0" x 4' 0" (1.83m x 1.22m) window to side, door to front.

### Bathroom

Panel bath with shower screen, wash hand basin, window to rear.

### Cloakroom

Window to rear, low level WC.

### Half Landing

Window to rear, stairs to first floor and door to

### Work Room



20' 3" x 14' 0" (6.17m x 4.27m) With stairs down to room, two windows to rear, window to side, doors to side,

# Property Details.

## First Floor

### Landing

With steps to both sides and doors leading to.

### Bedroom



13' 11" x 10' 0" (4.24m x 3.05m) Window to side, fitted storage.

### Bedroom



14' 1" x 10' 1" (4.29m x 3.07m) Window to front, fitted wardrobe.

### Bedroom



10' 3" x 8' 8" (3.12m x 2.64m) Window to rear.

### Bedroom

9' 0" x 8' 9" (2.74m x 2.67m) Plus recess Window to rear.

## Outside

### Gardens



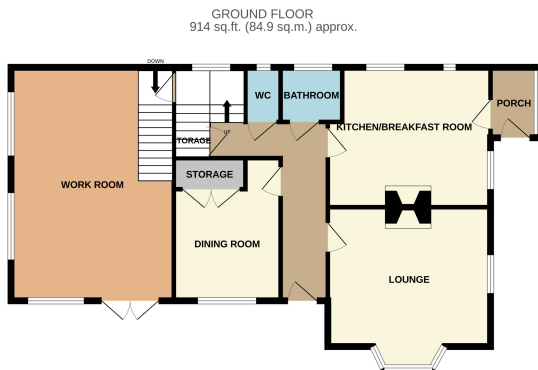
Mainly laid to lawn with ample trees, shrubs and plants, enclosed by hedging, the front garden is also a generous size and mainly woodland with log store and and greenhouse.

### Garage and Parking

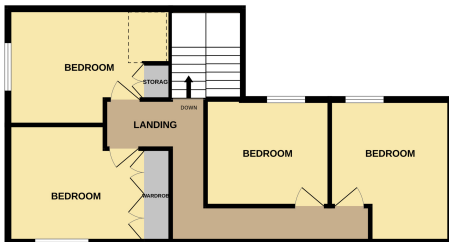
Brick built garage with up and over door and parking available to front .

# Property Details.

## Floorplans

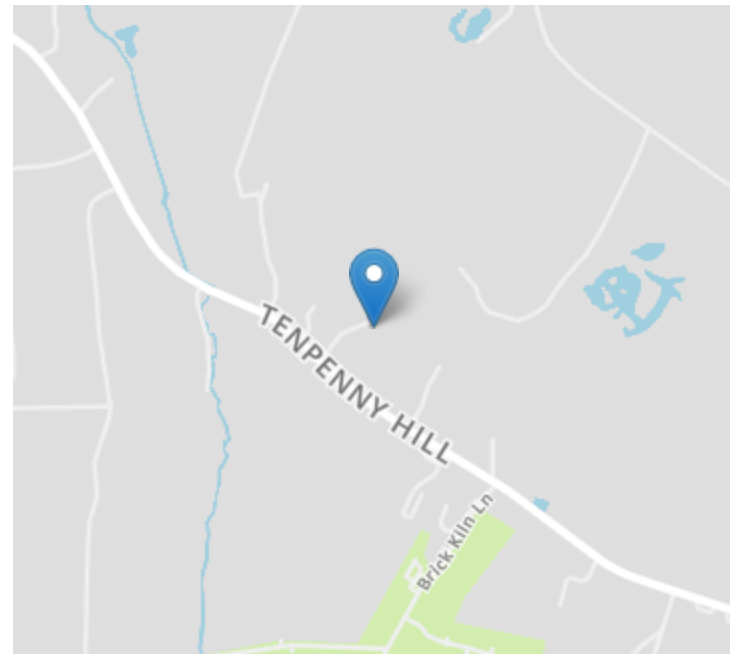


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1ST FLOOR  
631 sq.ft. (58.7 sq.m.) approx. consultants



TOTAL FLOOR AREA: 1545 sq.ft. (143.6 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other parts 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 is given in respect of their operation or otherwise. Call for details.  
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## Location



## Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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property consultants