



- End Terrace Home
- Three Bedrooms
- Garage & Off Road Parking
- First Floor Bathroom
- Log Burner
- Generous Rear Garden
- Gas Central Heating
- Walking Distance Of Local Schooling
- Close By To Train Station

### Fir Trees, Station Road, Great Bentley, Colchester, Essex. CO7 8LH.

**\*\*Guide Price £300,000 - £325,000\*\*** A charming three bedroom house positioned in the sought after commuter village of Great Bentley which is famous for its 43 Acres of village green and excellent access to main line station with links to London Liverpool Street. The properties highlights include three bedrooms, lounge/ diner, kitchen, first floor bathroom, garage and off road parking, Viewings now happening, arrange your viewing appointment today.



# Property Details.

## Ground Floor

### Entrance Hall

14' 0" x 5' 11" (4.27m x 1.80m) UPVC front doors, storage, stairs to first floor.

### Kitchen



12' 0" x 8' 7" (3.66m x 2.62m) Range of wall and base units, laminate worktop, tiled splash back, stainless steel sink, space for cooker, washing machine and fridge/freezer.

### Lounge/Diner



16' 6" x 14' 3" (5.03m x 4.34m) Radiator, patio doors, log burner.

## First Floor

### Landing

Loft access, doors leading to:

## Bedroom



15' 9" x 9' 9" (4.80m x 2.97m) Double glazed window to rear, radiator.

## Bedroom



9' 6" x 9' 1" (2.90m x 2.77m) Double glazed window to front, radiator.

# Property Details.

## Bedroom



9' 1" x 6' 3" (2.77m x 1.91m) Double glazed window to front, radiator.

## Family Bathroom



Double glazed windows to side, tiled walls, P Shaped bath with over head shower, low level WC, vanity unity.

## Outside

### Garage & Parking

Off road parking positioned in front of the property garage to the rear with vehicle access.

## Rear Garden



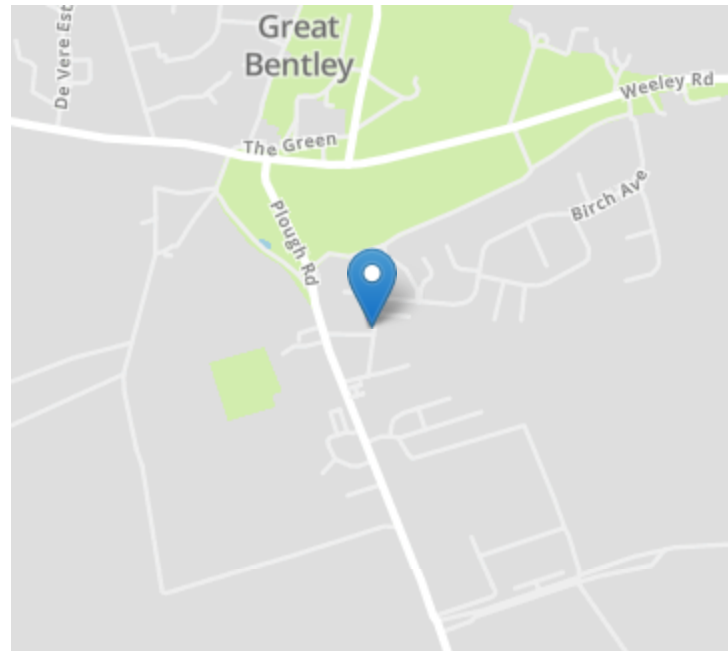
A generous rear garden, mainly laid to lawn and patio, side access, retained by fencing.

# Property Details.

## Floorplans



## 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.