



- Off Road Parking.
- Well Presented Throughout
- South Facing Rear Garden
- Two Double Bedrooms
- Semi Detached Bungalow
- Quiet Cul De Sac Location
- Train Station Access
- Access to Local Shops and Schools

6 Robin Close, Great Bentley, Colchester, Essex. CO7 8QH.

**** GUIDE PRICE OF £300,000 - £320,000**** This well presented two bedroom semi detached bungalow is located in the sought after village of Great Bentley. It is within easy reach of the 43 Acre village green, mainline train station and local amenities. Internally the bungalow has been altered and upgraded by its current owner. Some of the main highlights include; a bright and spacious living/dining room, kitchen, with granite work tops, two double bedrooms, off road parking for a couple of vehicles, garage and more. If you are interested then please call for further details.



Property Details.

Ground floor

Entrance Hall

5' 11" x 13' 2" (1.80m x 4.01m) Wood flooring, radiator, archway through to:

Inner Hall

Wood flooring, radiator.

Living Room



LOUNGE 17' 10" x 13' 1" (5.44m x 3.99m)
Double glazed patio doors leading onto rear garden, wood flooring, radiator, gas fire, French doors leading to kitchen.

Kitchen



KITCHEN 11' 8" x 8' 11" (3.56m x 2.72m)
Wall mounted units, cupboard housing wall mounted combination gas boiler, granite work surfacing, inset butler sink with mixer tap, base units and drawers, space for domestic appliances, tiled floor, double glazed door leading to:

Sun Room

Wooden framed, glazed windows, tiled floor, door to garden.

Bedroom One



15' 10" x 9' 8" (4.83m x 2.95m) Double glazed window to front, radiator, wood flooring.

Property Details.

Bedroom Two



11' 2" x 8' 8" (3.4m x 2.64m) Double glazed window to front, wood flooring, walk-in wardrobe, radiator.

Bathroom



Double glazed obscure window to side, low level WC, wash basin fitted to vanity unit, panel enclosed bath with mixer tap, shower and hand held shower, vertical radiator, tiled floor.

Outside

Garden



Hardstanding to front and side which provides off road parking, flowers and shrubs, wooden canopy.

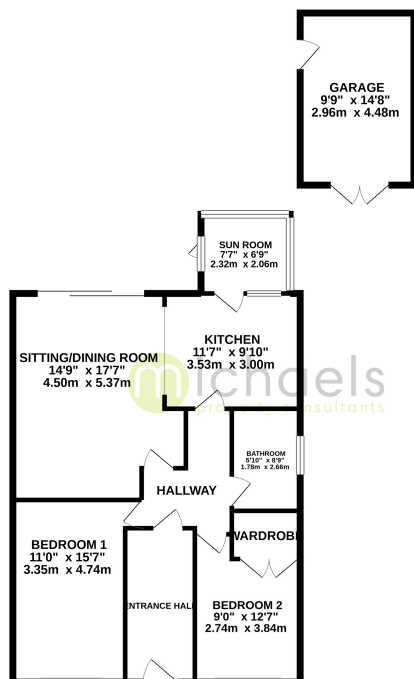
Studio/Workshop (converted from garage) 20'5 x 9'. Double glazed patio doors to front, window to rear, door to side, tiled floor, power and light.

The rear garden is south facing; mainly laid to lawn with patio, flowers and shrubs, pond.

Property Details.

Floorplans

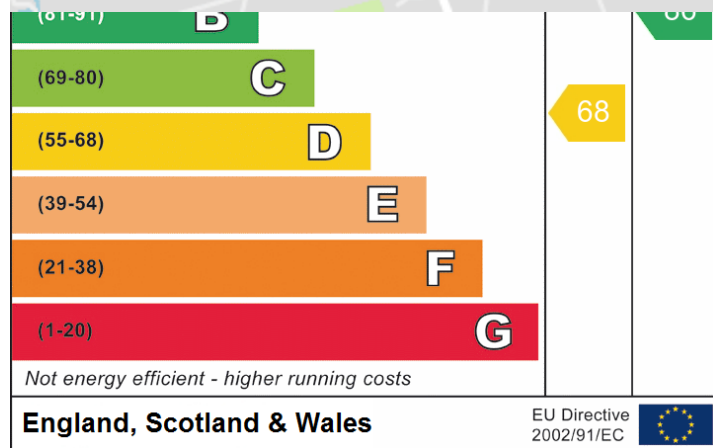
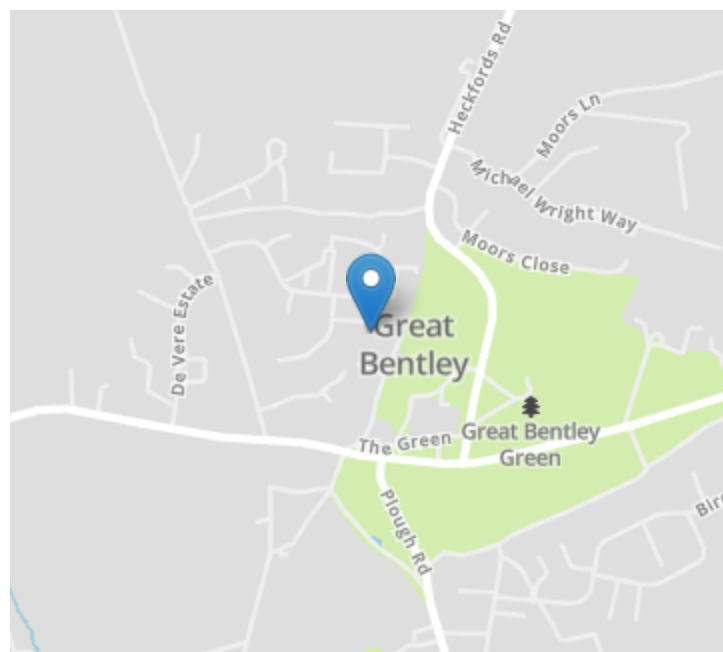
GROUND FLOOR
1008 sq.ft. (93.6 sq.m.) approx.



TOTAL FLOOR AREA: 1008 sq.ft. (93.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, floors and any other items are approximate and the 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.
Made with Metreplan 10/2012

Location



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.