



- Semi Detached Cottage
- Two Bedrooms
- First Floor Bathroom
- West Facing Rear Garden
- No Onward Chain
- Gas Central Heating
- Generous Living Room
- Walking Distance Of Great Bentley Train Station & Village Green

### 4 New Cut, Great Bentley, Colchester, Essex. CO7 8LE.

A charming character filled two bedroom cottage positioned in the sought after village of Great Bentley. Ideally located within walking distance of the award-winning green, schooling, local amenities and mainline train station with links to London Liverpool Street. The cottage highlights include generous living room with fireplace and alcove unit/shelving, open plan kitchen/dining room, lean to, two double bedrooms and first floor bathroom. Offered for sale with no onward chain. Viewing highly advised.





# Property Details.

## Ground Floor

### Living Room



20' 07" x 11' 05" (6.27m x 3.48m) Wooden front door, window to front, radiator, brick fireplace, alcove storage and shelving, stairs to first floor.

### Kitchen/Dining Room



18' 4" x 11' 10" (5.59m x 3.61m) Double glazed window to side, radiator, wooden door to rear, fitted kitchen including a range of wall and base units, laminate worktop, tiled splash back, wall mounted boiler, integrated stainless steel sink with left hand drainer, oven, cooker hood, electric hob, space for dishwasher, fridge freezer and open plan onto the dining room.

### Lean To



10' 6" x 6' 7" (3.20m x 2.01m) Windows to rear and side, wooden back door opening onto the garden, tiled floor and space for washing machine.

## First Floor

### Landing

Double glazed window to side, radiator and fitted storage.

### Bedroom One



11' 02" x 11' 0" (3.40m x 3.35m) Double glazed window to front, radiator and fitted wardrobes.



# Property Details.

## Bedroom Two



18' 3" x 7' 7" (5.56m x 2.31 m) Double glazed window to rear and side, and radiator.

## Family Bathroom



8' 3" x 6' 4" (2.51m x 1.93m) Double glazed window to rear, tiled floor, part tiled walls, panelled bath, over head shower, low level WC and wash hand basin.

## Outside

### Rear Garden



A private enclosed rear garden mainly laid to lawn, retained by fencing, shrubs and trees and gated side access.

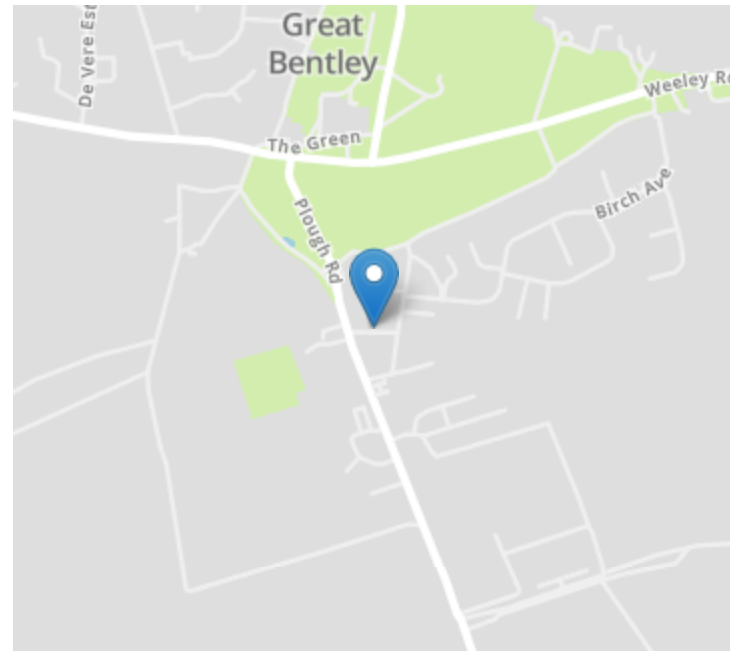
# Property Details.

## Floorplans



TOTAL FLOOR AREA: 863 sq.ft. (80.1 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, ceilings, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is to be treated as a guide only and should not be used as a basis for any prospective purchase. The correct, specific and detailed areas have not been tested and the purchaser shall bear responsibility for accuracy and confirmation.  
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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.