

13 Birch Avenue, Great Bentley, Colchester, CO7 8LL



**Freehold**

Asking Price Of

**£300,000**

Subject to contract

**3** bedrooms  
**2** reception rooms  
**2** bathrooms



Situated in the popular village of Great Bentley is this three bedroom semi detached family home with garage and off road parking.

# Some details

## General information

Situated in the popular village of Great Bentley is this three bedroom semi detached house with accommodation briefly comprising.

Entrance hall with radiator and stairs rising to the first floor, doors to a good sized lounge/dining room with a double glazed window to the front aspect, two radiators, further double glazed window to the rear with a glazed door leading to a garden room/playroom which in turn have French doors to the garden. There is a good sized kitchen with double glazed window to the rear aspect, a single drainer sink unit inset to the work surface with cupboards and drawers under, a matching range of eye level units, space for a range cooker with extractor over and space for kitchen and domestic appliances.

There is also a ground floor shower room with obscure double glazed window to the side aspect, shower, low level W.C., wash hand basin and a heated towel rail.

The first floor commences with a landing with a double glazed window to the side aspect, airing cupboard and loft access.

Bedroom one has a double glazed window to the front aspect, a radiator and a built in wardrobe. Bedroom two has a double glazed window to the rear aspect, a radiator and a built in wardrobe. Bedroom three has a double glazed window to the side aspect and a radiator.

The family bathroom has an obscure double glazed window to the rear, panel enclosed bath, low level W.C., vanity wash hand basin and a radiator.

## Entrance hall

### Ground floor shower room

### Lounge/diner

23' 4" narrowing to 9' 2" x 15' 6" narrowing to 8' 7" (7.11m x 4.72m)

### Garden room

9' 8" x 7' 10" (2.95m x 2.39m)

### Kitchen

14' 4" x 9' 1" (4.37m x 2.77m)

### Landing

### Bedroom one

11' 8" x 9' 10" (3.56m x 3m)

### Bedroom two

11' 5" narrowing to 9' 3" x 9' 1" (3.48m x 2.77m)

### Bedroom three

8' 8" x 8' 7" (2.64m x 2.62m)

### Bathroom

## Outside

There is a lawned area to the front of the property, to the side there is driveway parking for at least two vehicles and a single garage with up and over door.

The rear garden has a decked seating area with the rest being mainly laid to lawn and is enclosed by fencing.

## Location

Great Bentley has a number of amenities including a primary school, Tesco Express, restaurant and railway station with links to London's Liverpool Street Station as well as the coastal towns of Frinton and Clacton on Sea.

Colchester is within a comfortable driving distance with an excellent range of shopping and recreational facilities, bars and restaurants.

## General information

Council Tax Band - C

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - C

Our ref - 56327KD

## Directions

On entering Great Bentley on Thorrington Road take the right hand turning at the green into Plough Road, left hand turning into Station Road then turn left into Birch Avenue where the property can be found on the left hand side.

## Further information

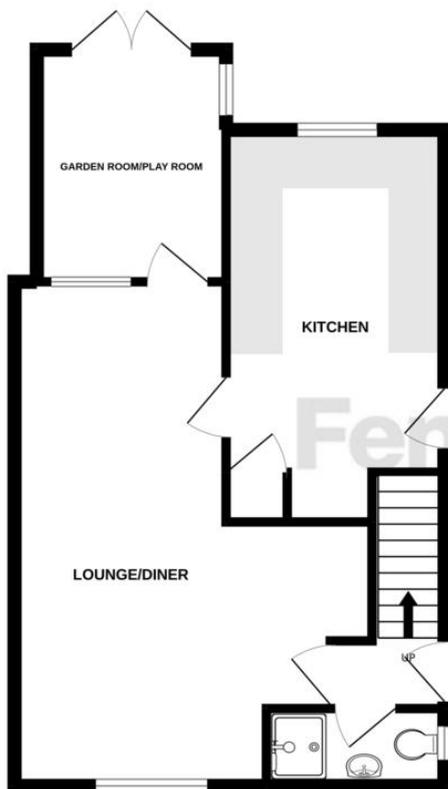
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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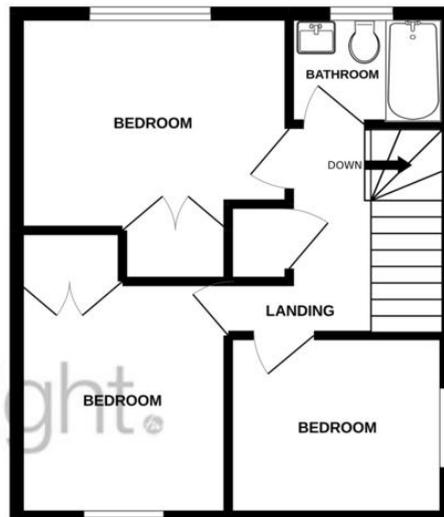
## Viewing

To make an appointment to view this property please call us on 01206 763 388.

GROUND FLOOR



1ST FLOOR



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To find out more or book a viewing

**01206 763 388**

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