



LAMB & CO

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Inspired by property, driven by passion.



## FLAG HILL, COLCHESTER, CO7 8RG OFFERS IN EXCESS OF £240,000

Positioned on the outskirts of the sought-after village of Great Bentley, this three bedroom terraced home offers flexible accommodation with a pleasing balance of countryside outlooks and everyday convenience. The interior features a comfortable lounge, fitted kitchen and well proportioned bedrooms, along with a versatile loft room ideal for a home office, hobby space or occasional bedroom. To the rear, the private garden enjoys open views across Flag Hill Creek, providing a calm and scenic setting. An additional parcel of land delivers valuable off-road parking, a rare and practical benefit. The property also benefits from direct bus routes available just outside, offering easy connections to both Clacton and Colchester, and falls within the catchment area for the highly regarded Great Bentley Primary School and Colne High School in Brightlingsea, making it an appealing option for families.

- Three Bedrooms
- Outskirts of Great Bentley
- Loft Room
- Additional Parcel Of Land That Could Be Used For Parking
- Creek Views from Rear Garden
- EPC - D
- Direct Bus Routes to Clacton & Colchester
- Catchment for Great Bentley Primary School



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## ENTRANCE HALL

## BEDROOM THREE

10'00" 9'8" (3.05m 2.95m)



## KITCHEN/DINING ROOM

21'3" 8'3" (6.48m 2.51m)



## LOUNGE

13'5" 10'00" (4.09m 3.05m)



## BEDROOM ONE

13'00" 10'00" (3.96m 3.05m)



## BEDROOM TWO

12'00" 8'10" (3.66m 2.69m)



## BATHROOM

9'00" 8'00" (2.74m 2.44m)



## OUTSIDE REAR



## LOFT ROOM/BEDROOM FOUR

12'00" 11'00" (3.66m 3.35m)



## Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

## AML

ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

## Material Information

Council Tax Band: B

Heating: Gas

Services: All Mains

Broadband: Superfast

Mobile Coverage: Good

Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: Low

Additional Charges: No

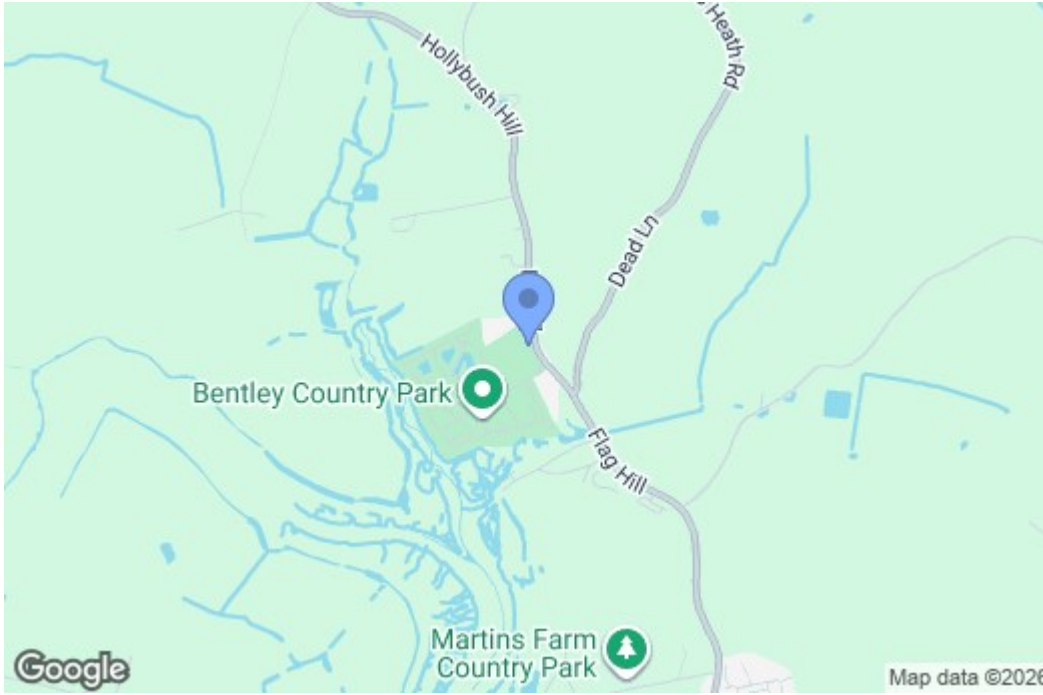
Seller's Position: Needs To Find

Garden Facing: West

## OUTSIDE



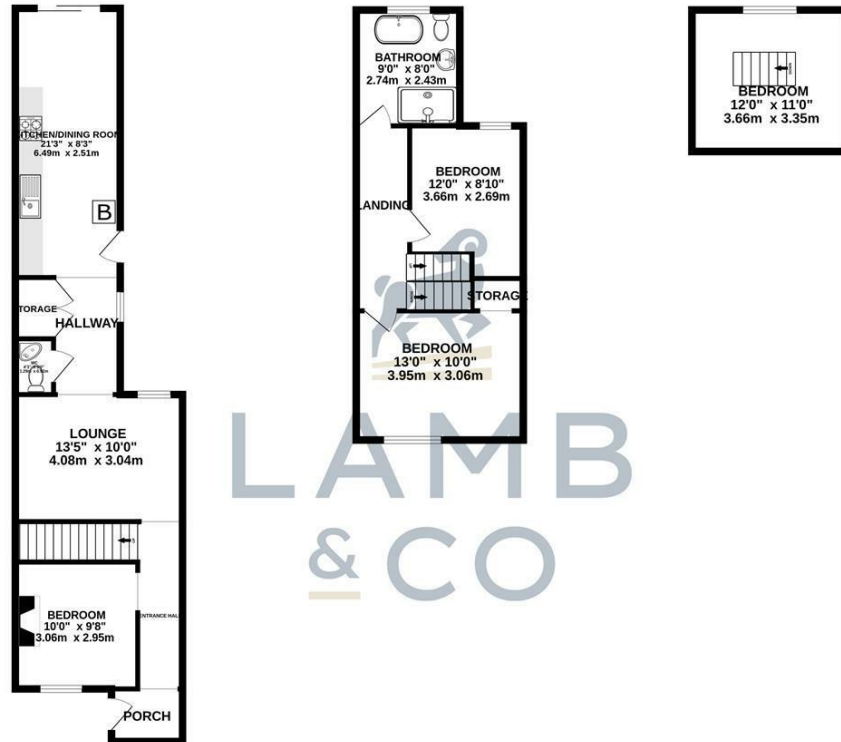
## Map



## EPC Graphs



## Floorplan



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TOTAL FLOOR AREA: 1106 sq ft. (102.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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 as to their operability or efficiency can be given.  
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