



LAMB & CO

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## FLAG HILL, COLCHESTER, CO7 8RG OFFERS IN EXCESS OF £250,000

Located in the highly regarded village of Great Bentley, this three-bedroom terraced house offers versatile accommodation with several attractive additional features. The property benefits from a loft room, which could be used as an additional bedroom, home office, or hobby space, providing flexible living options. The accommodation also includes a comfortable lounge, fitted kitchen, and well-proportioned bedrooms. A particular highlight is the extra parcel of land, offering valuable off-road parking, a rare and practical benefit for a village property. Externally, there is also a private rear garden for outdoor enjoyment.

- Three Bedrooms
- Great Bentley
- Loft Room
- Additional Parcel Of Land That Could Be Used For Parking
- Kitchen/Diner
- EPC - D



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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)



## LOFT ROOM/BEDROOM FOUR

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



## OUTSIDE



## OUTSIDE REAR



### 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

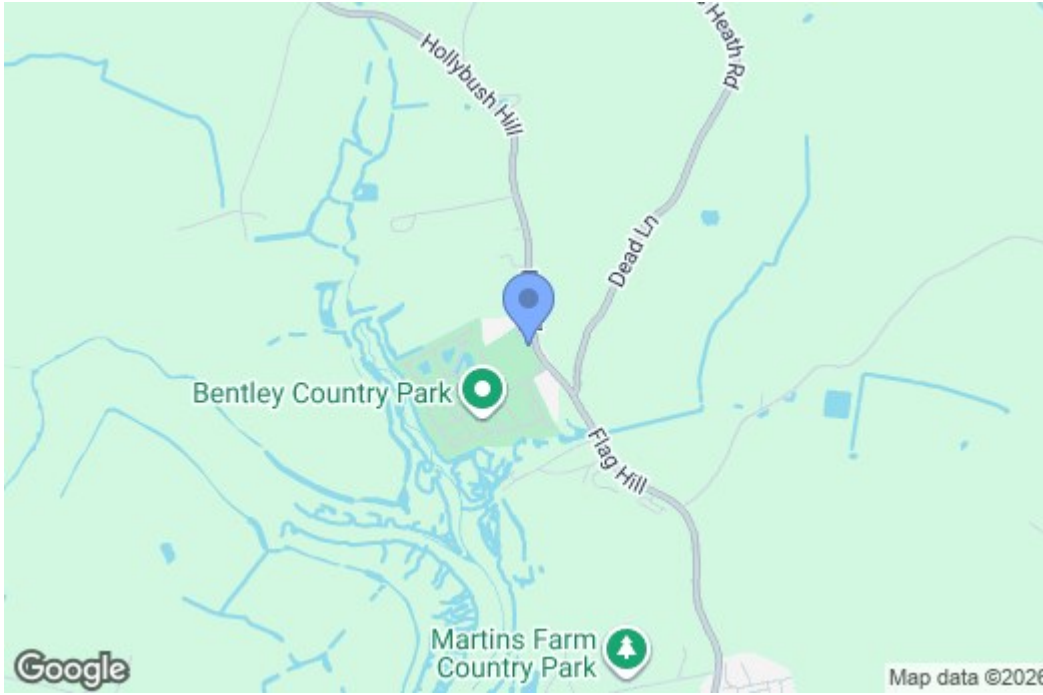
Flood Risk: Low

Additional Charges: No

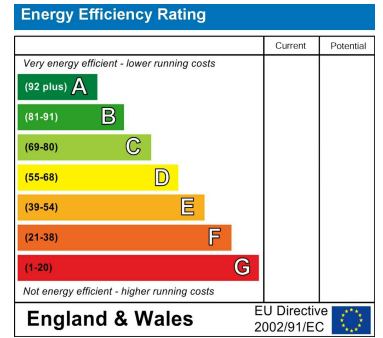
Seller's Position: Needs To Find

Garden Facing: West

## Map



## EPC Graphs



## Floorplan



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 is given as to their operability or efficiency. Made with Metropop. ©2025

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