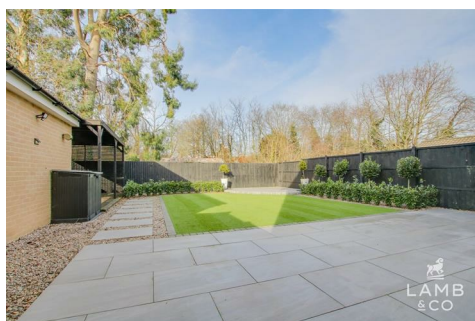




LAMB & CO

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Inspired by property, driven by passion.



ABREY CLOSE, GREAT BENTLEY, CO7 8FA

OFFERS IN EXCESS OF £425,000

Located in the highly regarded village of Great Bentley, this exceptionally well presented, detached home. The property was built in 2016 by reputable developers Mersea Homes and has undergone significant improvements in the hands of the current owner including a fully landscaped rear garden.

- Three Bedrooms
- No Onward Chain
- Garage & Double Driveway
- Situated on a No-Through Road
- Low Maintenance Garden
- Beautifully Presented
- Close to Amenities
- EPC B
- En-Suite to Master

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL/RECEPTION AREA

14'9 x 8'1 (4.50m x 2.46m)



WC

5'9 x 3'4 (1.75m x 1.02m)



LIVING ROOM

14'9 x 11'5 (4.50m x 3.48m)



KITCHEN/DINER

18'5 x 11' (5.61m x 3.35m)



FIRST FLOOR

LANDING

BEDROOM ONE

11'8 x 11' (3.56m x 3.35m)



BEDROOM THREE

11'5 x 7'9 (3.48m x 2.36m)



EN-SUITE

7'8 x 6'5 (2.34m x 1.96m)



BATHROOM

7'4 x 6'7 (2.24m x 2.01m)



BEDROOM TWO

11'8 x 11'4 (3.56m x 3.45m)



OUTSIDE

FRONT



REAR



Restrictions: None known
Rights & Easements: None known
Flood Risk:
Rivers & Sea - Very low
Surface Water - Very low
Additional Charges: None
Seller's Position: No onward chain
Garden Facing: North
Non-Standard Features to note: None

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.

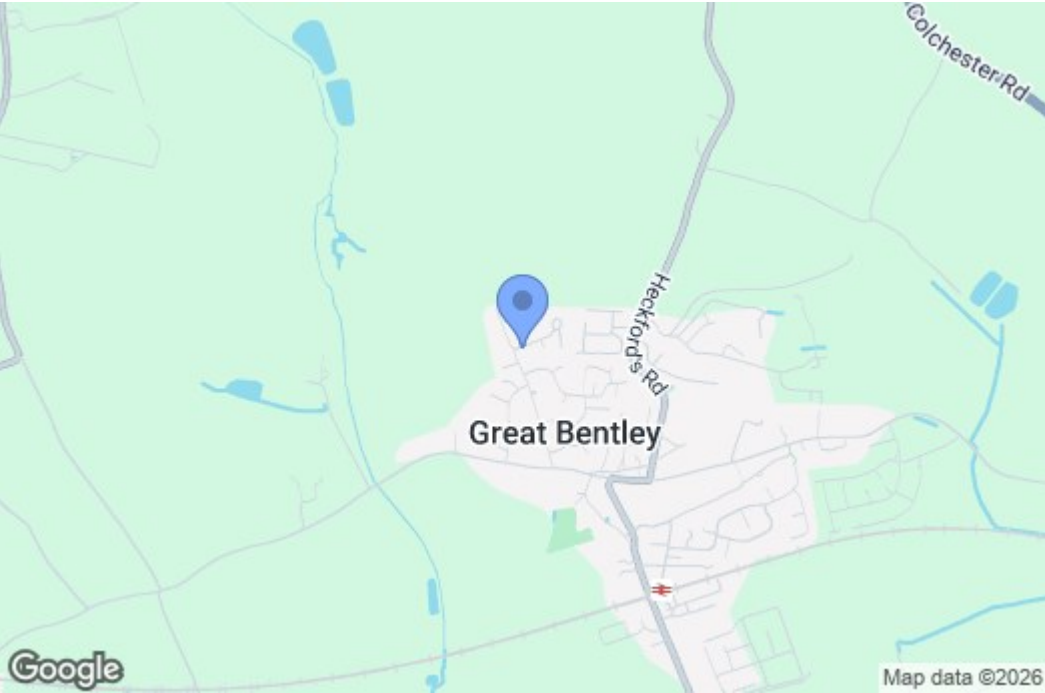
AML

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.

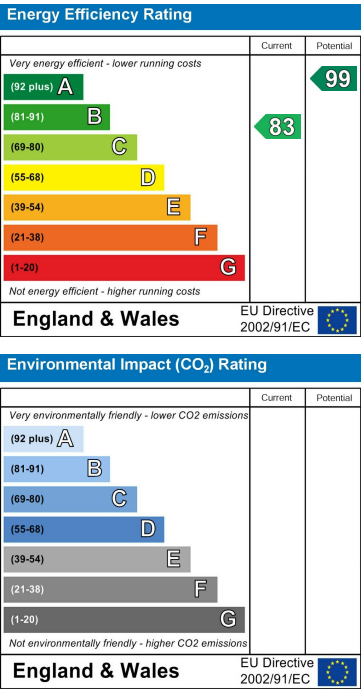
Material Information

Council Tax Band: D
Heating: Gas central heating
Services:
Mains electricity - Yes
Mains gas - Yes
Mains water - Yes
Mains drainage - Yes
Other - N/A
Broadband: Ultrafast fibre (up to 1000mbps)
Mobile Coverage:
O2 - Good outdoor
EE - Good outdoor, variable in-home
Three - Good outdoor
Vodafone - Variable outdoor
Construction: Cavity wall

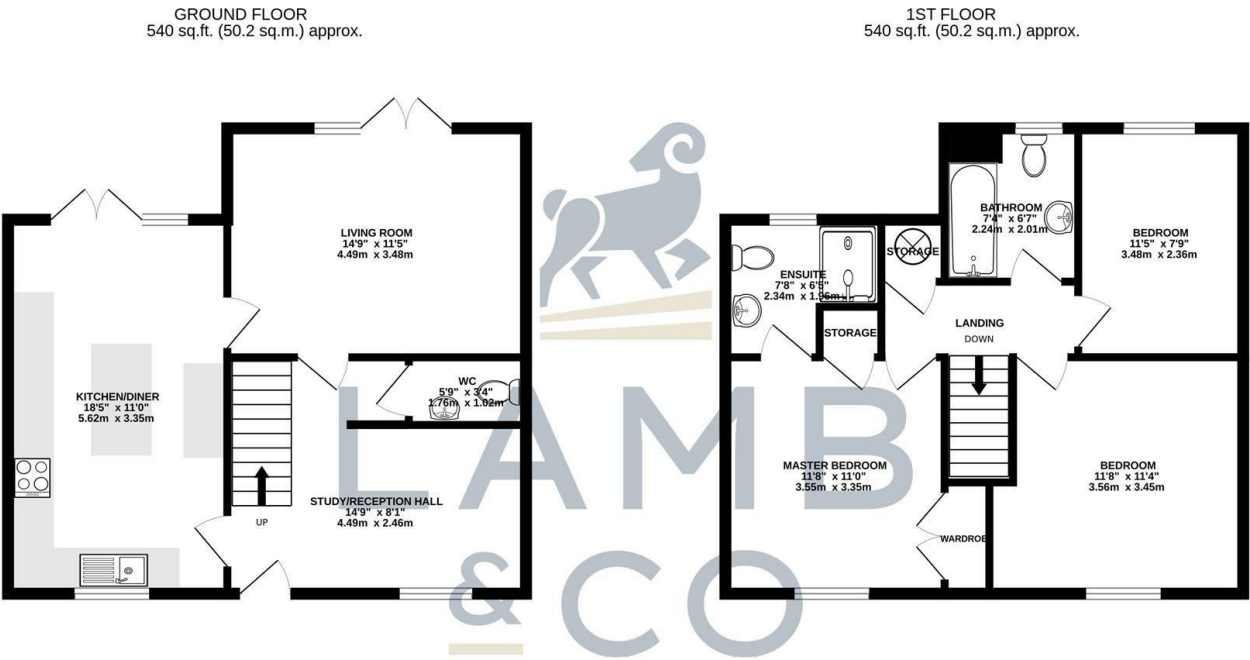
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 1080 sq.ft. (100.3 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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