Fenn Wright

THE HOME OF PROPERTY



The Mallows, 4 Keeble Court, Plough Road, Great Bentley, Colchester, Essex, CO7 8LG

Asking Price: £475,000 Subject to Contract - Freehold

A spacious detached bungalow in a cul-de-sac position offering no onward chain in a popular village with rail links to London Liverpool Street. Offered with ample off road parking, detached double garage and a good size rear garden.

- Established, spacious, detached bungalow
- Four good size bedrooms
- Lounge
- Kitchen/breakfast room
- Master bedroom with en-suite
- Family bathroom
- No onward chain
- Good size rear garden
- Double garage and ample parking
- Popular village location with rail link for London Liverpool Street

colchester@fennwright.co.uk **01206 763388**











A double glazed entrance door leads to an entrance porch with further door leading to the entrance hall which gives access to all rooms.

The lounge is located to the left of the bungalow and has double glazed sliding doors to the rear garden and patio and a double glazed window to the front.

The kitchen/breakfast room offers a range of fitted units and worksurfaces with cupboards and drawers under, double drainer stainless steel sink, plumbing for washing machine, built in four ring ceramic hob, electric oven with extractor fan over (not tested), a further range of storage cupboards, double glazed door and window leading to the rear garden.

The master bedroom is located to the rear and is of a particularly good size and features an en-suite shower room with shower cubicle, wash hand basin and a W.C with a double glazed window to the side. Bedrooms two, three and four are all of a good size and the family bathroom comprises panel bath, wash hand basin and a W.C.

Outside

The property benefits from a good size rear garden which is mainly laid to lawn and enclosed by hedging with wooden garden shed and paved patio arear adjacent to the property and gated side access.

To the front of the property there is a block paved driveway providing ample off road parking which leads to a detached double garage with electric up and over door and personnel door to the side.

Important information

Council Tax Band - D
Services - We understand that mains water, drainage and electricity are connected to the property. Oil fired central heating.
Tenure - Freehold
EPC rating - E
Ref - TOL260346/PRC

Directions

Please use the postcode CO7 8LG for SatNav.









Consumer Protection Regulations 2008
Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

The Mallows, 4 Keeble Court, Plough Road
Great Bentley
Colchester, CO7 8LG



Approximate total area(1)

1105 ft²

102.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

146 High Street, Colchester, CO1 1PW
01206 763388
colchester@fennwright.co.uk
fennwright.co.uk

Consumer Protection Regulations 2008
Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458.

Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.