



34 Collingwood Fields, East Bergholt

Colchester CO7 6QN

Guide Price £200,000

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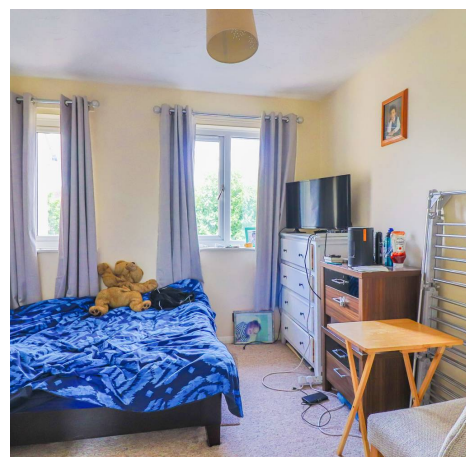
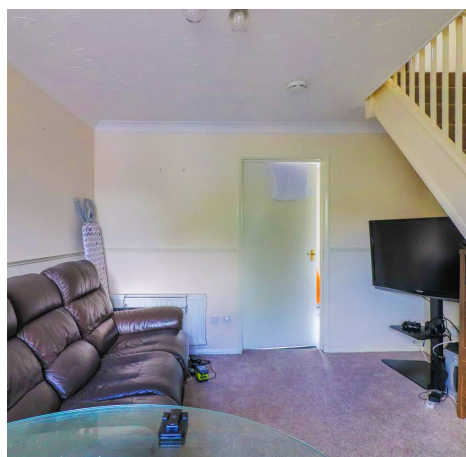
East Bergholt, Colchester

Located within the popular and well-connected village of East Bergholt, this two-bedroom mid-terrace home offers practical living accommodation across two floors, along with front driveway parking and an enclosed rear garden.

The ground floor comprises an entrance area leading into the main living room, with a front-facing aspect and built-in storage. To the rear, the kitchen provides a functional space fitted with a range of base and wall units, work surfaces, and space for freestanding appliances. A door opens out to the garden.

Upstairs, the landing gives access to two bedrooms and a family bathroom. The main bedroom is a double with two front-facing windows and built-in wardrobe, while the second bedroom overlooks the rear garden and also benefits from built-in storage. The bathroom includes a panelled bath with shower over, WC, and wash basin.

Outside, the front of the property features a hardstanding driveway providing allocated off-road parking. To the rear is a fence-enclosed garden with lawn, paved patio, garden shed, and rear gate providing access.



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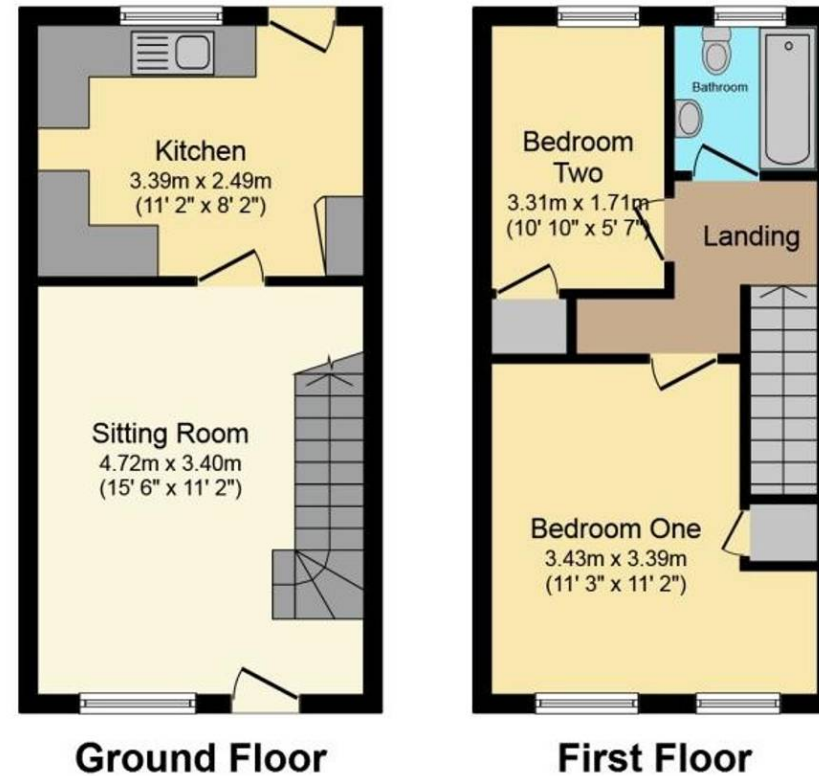
East Bergholt is a sought-after village on the edge of Constable Country, offering a range of amenities including local shops, schooling, and easy access to the A12 and Manningtree mainline station.

Council Tax band: B

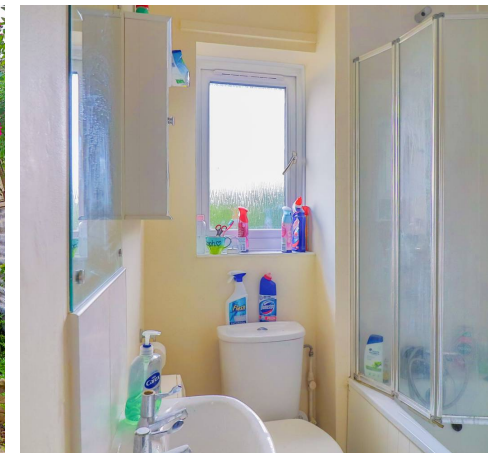
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



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