



145 CHAPEL ROAD, WEST BERGHOLT,

COLCHESTER, ESSEX, CO6 3EZ

NP NICHOLAS
PERCIVAL

Offered with No Onward Chain is this neatly presented two bedroom detached bungalow, situated in the popular village of West Bergholt, with sitting room, kitchen, fully tiled wet room with walk in shower, single garage and enclosed front and rear gardens.

Tenure Freehold | Gas Central Heating | EPC D | Council Tax Band C
Close To Local Village Amenities | On Bus Route



Property

Offered with no onward chain, this two bedroom neatly presented detached bungalow is located in the popular village of West Bergholt.

The property is approached via an enclosed front garden and opens to an entrance lobby that provides a useful space for the storage of coats and shoes. The entrance hallway opens to a dual aspect sitting room with views of both the front and rear gardens. The central focus of the sitting room is the cosy feature fireplace (electric). The kitchen features an integrated four-ring gas hob with accompanying extractor hood, integrated double electric oven, integrated slimline

dishwasher and provides space and plumbing for a washing machine. There is a good array of cupboards and drawers for storage set within an attractive work surface, as well as space for a free standing fridge / freezer.

The main bedroom (with fitted wardrobe and matching bedside cabinet) is a spacious double to the front of the property with a second double room overlooking the rear garden. The fully tiled wet room is comprised of a walk in shower with mixer hose attachment and pedestal hand basin. There is a separate cloakroom with toilet, handbasin set within a vanity unit and heated towel rail.

Outside

The property benefits from an enclosed front garden, with picket style gated entrance. The garden is mainly laid to lawn with mature beds and borders, the highlight of which is undoubtedly the Magnolia tree. A side gate allows access to the rear of the property.

To the rear of the property there is a patio adjacent to the bungalow, providing an excellent space for peaceful relaxation. The garden is mainly laid to lawn, and fringed by mature beds and borders. There is a side door to the single garage with 'up and over' main door. Vehicular access to the garage is via 'The Avenue', where there is also gated side access

to the garden. The greenhouse will remain with the property once sold.

Situation

West Bergholt is a very popular village to the west of Colchester. The village offers a good range of local services including a village store, post office, Doctors' surgery, two public houses and a primary school.

West Bergholt is ideally placed to enjoy the rolling countryside of North Essex and South Suffolk, whilst being exceptionally well connected, with easy access to the mainline railway station in Colchester (for connections to London, Liverpool Street, Ipswich, and Norwich) and the A12.



The city of Colchester offers all the offers all the leisure, recreational and shopping facilities expected of a major regional centre, as well as some excellent secondary schooling options.

Agents Notes

The property is being sold 'Chain Free', and is subject to the Grant of Probate. The solicitor acting for the executors has confirmed that the application for the probate has been submitted.

The executors of the estate have notified that the property has previously experienced movement (due to the removal of a tree in 2003), a Certificate of Structural Adequacy was subsequently issued in this respect, following the completion of remedial work.

Our particulars are produced in good faith but can only be used as a guide to the property. If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property.

Any measurements quoted are for guidance only. No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same.

These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.





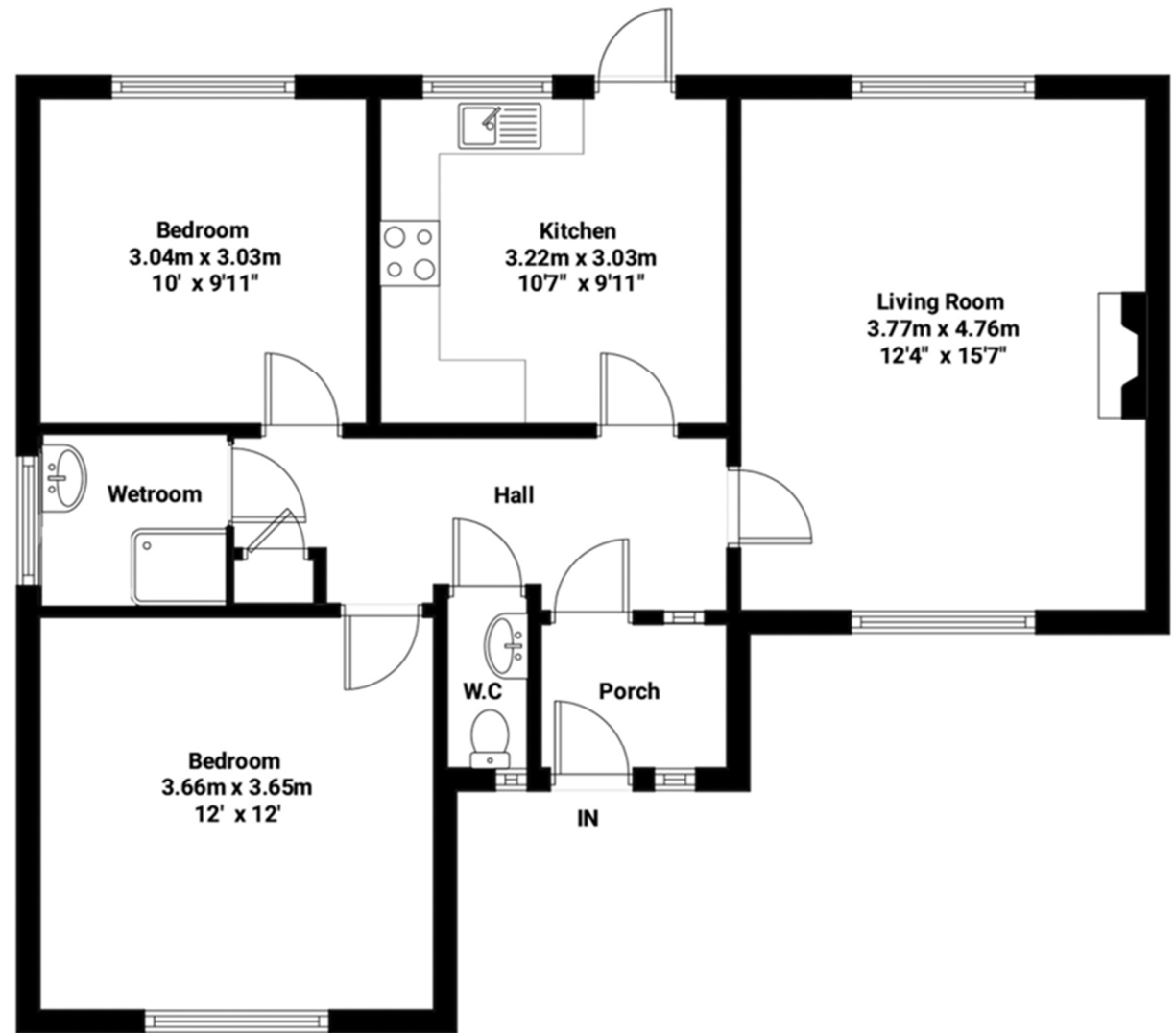
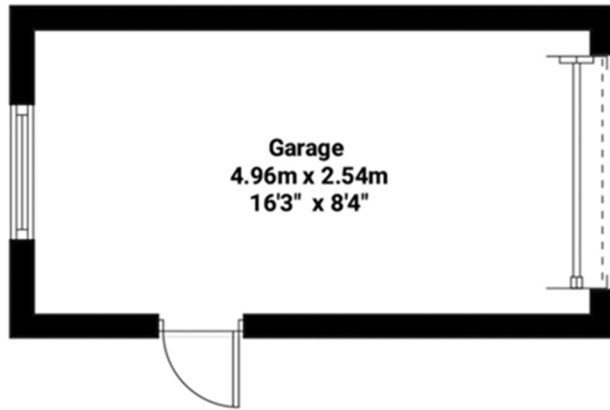
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. **SERVICES:** Mains electricity, gas, water and drainage are connected. **TENURE:** The property is being offered for sale via private treaty freehold with vacant possession upon completion. **LOCAL AUTHORITY:** Colchester Borough Council, Tel 01206 282 222. **COUNCIL TAX:** Band C. **RIGHTS OF WAYLEAVES & EASEMENTS** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. **VIEWINGS:** Strictly by appointment via Sole Agents Nicholas Percival (01206 563 222 / sales@nicholaspercival.co.uk).

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TOTAL APPROXIMATE FLOOR AREA :
818.5 sq ft (76.04 sq mt)
House : 682.9 sq ft (63.44 sq mt)
Garage : 135.6 sq ft (12.6 sq mt)

145 Chapel Road, West Bergholt

Illustration for identification purposes only. Measurements are approximate and not to scale.

