

oakheart

£2,250 Per Month

Per Month

Heath Road, East Bergholt, Colchester



Victoria Bakery is a well-presented and spacious four-bedroom semi-detached home dating from 1897 that blends period charm and character with modern style and practical space. The property is located on the edge of the village only just a short walk from the High School, GP surgery, village pub and shops.

The accommodation comprises a large open-plan kitchen/diner which features some integrated appliances. The kitchen/diner also opens out into a carpeted reception area which lends itself perfectly as a home office. Also on the lower floor is a good-sized lounge, an additional reception room which is complete with a shower room and WC. To the rear of the kitchen is a lean-to, perfect for essential storage.

Heading upstairs there are four double bedrooms, an ensuite shower room and family bathroom. Externally there is an enclosed rear garden, garage and driveway parking.

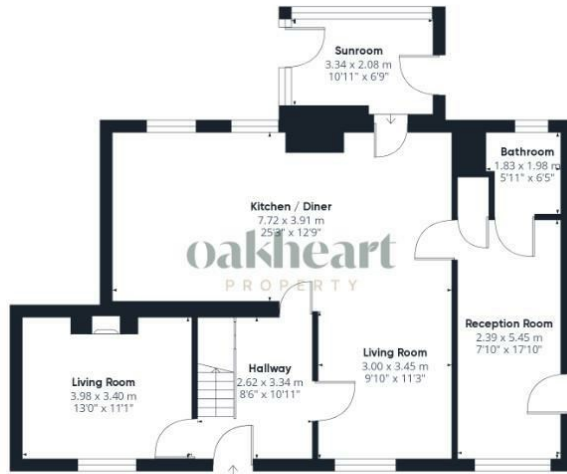
The property is offered unfurnished and will be available for occupancy towards the end of July. Call the Oakheart lettings team for further information.











Ground Floor



Floor 1

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Approximate total area^m

165.75 m²
1784.13 ft²

Reduced headroom

6.18 m²
66.5 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Local Authority:

£2606

Tenure:

Council Tax Band:

E

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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