

For Sale

Offers in excess of **£325,000** Freehold



Bradbrook Cottages Armoury Road West Bergholt Colchester CO6 3JW

Set in the hugely popular village of West Bergholt, in a quiet lane position is this two bedroom semi detached property with ample off road parking, integral garage and pleasant garden.

- Energy Rating: D
- POPULAR LOCATION
- GENEROUSLY EXTENDED
- FITTED KITCHEN
- PARKING & GARAGE

Property Details

Entrance Hall

Kitchen 7' 1" x 8' 2" (2.16m x 2.49m)

Lounge 8' 7" x 15' 4" (2.62m x 4.67m)

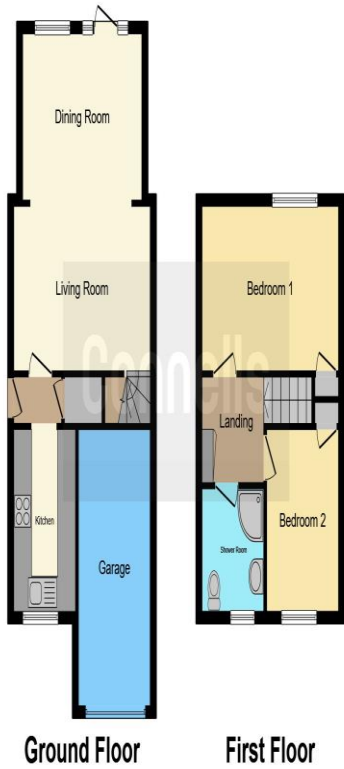
Dining Area 7' 1" x 14' (2.16m x 4.27m)

First Floor

Bedroom One 8' 9" x 15' 3" (2.67m x 4.65m)

Bedroom Two 8' 3" x 9' 1" (2.51m x 2.77m)

Shower Room 6' 8" x 5' 9" (2.03m x 1.75m)



To view this property please contact Connells on

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COLCHESTER CO1 1DA

Property Ref: CCH308278 - 0006

Tenure:Freehold EPC Rating: D

Council Tax Band: C

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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