



Bergholt Road, Colchester, CO4 5AJ

welcome to

Bergholt Road, Colchester

This beautifully presented and spacious three bedroom detached bungalow is situated on the north side of Colchester, offering excellent access to local amenities, general hospital, the A12 and Colchester's mainline train station with direct links to London Liverpool Street.



Early viewing is recommended of this stunning detached family home conveniently situated on Bergholt Road.

Accommodation comprises entrance hall, cloakroom, living room, large modern kitchen/diner/family room with French doors onto the garden, three good size bedrooms and modern four piece family bathroom.

Externally there is ample off street parking, a garage and enclosed rear garden.

Entrance Door To:

Entrance Hall

Upvc double glazed windows to front, radiator, tiled floor, two storage cupboards, doors to:

Cloakroom

Low level w.c., vanity wash hand basin, tiled floor, part tiled walls, upvc double glazed obscure window to front.

Lounge

13' 2" x 10' 6" (4.01m x 3.20m)

Upvc double glazed window to front with wooden painted shutters, carpet, radiator.

Kitchen / Diner / Family Room

21' max x 20' 4" max (6.40m max x 6.20m max)

L-shaped room with modern range of base and eye level units, wooden work surfaces, butler sink unit, spotlights, tiled floor, tiled splashbacks, ample space for appliances, upvc double glazed windows and French doors to rear, two vertical radiators, upvc double glazed window to side.

Bedroom One

12' 7" x 10' 5" (3.84m x 3.17m)

Upvc double glazed window to rear, carpet, radiator, fitted wardrobe.

Bedroom Two

12' 7" x 8' 1" (3.84m x 2.46m)

Upvc double glazed window to front with wooden painted shutters, carpet, fitted wardrobes, radiator.

Bedroom Three

10' 8" x 8' 4" (3.25m x 2.54m)

Upvc double glazed window to front with wooden painted shutters, carpet, radiator

Bathroom

Free standing claw foot roll top bath with central mixer tap and shower head attachment, feature bowl wash basin, low level w.c. and separate shower cubicle, part tiled walls, tiled floor, heated towel rail, upvc double glazed opaque window to rear.

Outside

Front & Side

There is a large driveway to the front and side providing off road parking for several cars and giving access to garage. Side access to rear.

Rear

The rear garden is laid to lawn and patio with inset shrubs, flowers and garden shed, all enclosed by panel fencing.



view this property online williamhbrown.co.uk/Property/CCS119539



welcome to

Bergholt Road, Colchester

- Well Presented Detached Bungalow
- Spacious Living Accommodation Throughout
- Three Good Size Bedrooms
- Modern Cloakroom & Family Bathroom
- Ample Parking & Garage
- Enclosed Rear Garden
- Great Access To North Station & General Hospital

Tenure: Freehold EPC Rating: D

offers in excess of

£375,000



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



view this property online williamhbrown.co.uk/Property/CCS119539



Property Ref:
CCS119539 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown



01206 577772



Colchester@williamhbrown.co.uk



8 Culver Street West, COLCHESTER, Essex, CO1
1JG



williamhbrown.co.uk