



**Broom Knoll, East Bergholt, Colchester, CO7 6XN**

**welcome to**

**Broom Knoll, East Bergholt, Colchester**

Offered with **\*NO ONWARD CHAIN\*** this charming **\*END-TERRACE HOUSE\*** is well-presented making the **\*PERFECT HOME FOR FAMILIES\*** with viewing highly recommended. Situated in a **\*SOUGHT-AFTER VILLAGE\*** the property is ideal for **\*LOCAL SCHOOLS\*** and various shops with **\*MANNINGTREE STATION\*** within easy reach.



### **Entrance**

The property is entered via the front door with obscure double glazed insets leading to:

### **Porch**

Windows to the front and side aspects, boxed electric meter, gas point and obscure glazed door leading to:

### **Hallway**

Stairs rising to the first floor and doors leading to;

### **Living Room**

23' 2" x 13' 2" max ( 7.06m x 4.01m max )

Double glazed window to the front aspect, window to the rear aspect, electric fireplace feature, wall-mounted electric radiator (Elnur Gabarron), glazed door to the dining room and a door leading to:

### **Kitchen**

12' x 8' ( 3.66m x 2.44m )

Single sink and drainer with mixer tap inset to the worktop, tiled splashbacks, wall and floor mounted cupboards and drawers, built-in electric double oven with four-ring electric hob and cooker hood over, plumbing for a washing machine and dishwasher and tiled flooring.

### **Dining Room**

13' 10" x 9' 2" ( 4.22m x 2.79m )

Double glazed French doors opening onto the rear garden, double glazed window to the rear aspect, obscure double glazed window to the side aspect, wall-mounted electric radiator (Elnur Gabarron) and a side door leading to:

### **Inner Lobby**

Double glazed door to the rear garden and a door leading to:

### **Cloakroom**

Obscure double glazed window to the side aspect, low level WC, wall-mounted electric heater and tiled walls.

### **First Floor Landing**

Access to the loft, built-in airing cupboard (housing the water tank) and doors leading to;

### **Bedroom One**

13' 2" x 10' 2" max ( 4.01m x 3.10m max )

Double glazed window to the rear aspect, built-in wardrobe and a wall-mounted electric radiator.

### **Bedroom Two**

12' 10" x 9' max ( 3.91m x 2.74m max )

Double glazed window to the front aspect, built-in wardrobe and a wall-mounted electric radiator.

### **Bedroom Three**

10' x 7' ( 3.05m x 2.13m )

Double glazed window to the front aspect, built-in wardrobe and a wall-mounted electric radiator.

### **Shower Room**

Obscure double glazed window to the rear aspect, walk-in shower with adjustable shower head/mixer tap and waterfall shower head over, pedestal wash hand basin with mixer tap, low level WC, wall-mounted electric heater, extractor fan and part tiled walls.

### **Rear Garden**

The rear garden is mainly laid to lawn with a paved patio area, block paved borders to both sides with a block paved patio area to the rear, a wooden summerhouse with double doors and windows to the front (with power and lighting connected), external tap and further access via the side gate (for the side and rear shared pathways).

### **Front Garden**

The front garden is mainly laid to lawn with a blocked paved pathway leading to the front door and a shared pathway to the side.

### **Garage**

16' x 8' ( 4.88m x 2.44m )

There is a garage en-bloc in the shared parking area with an up-and-over door to the front.

### **Parking**

There is also a parking space provided in front of the garage.



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## Broom Knoll, East Bergholt Colchester

- Three Bedrooms
- End-Terrace Family House
- Lounge and Dining Room
- Attractive Rear Garden
- Garage and Parking Space

Tenure: Freehold EPC Rating: E

**£270,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CSJ108855 - 0003

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