



Bergholt Road, Colchester, CO4 5AT

welcome to

Bergholt Road, Colchester

This fantastic EXTENDED SEMI-DETACHED HOUSE is particularly WELL-PRESENTED THROUGHOUT making the PERFECT FAMILY HOME with viewing highly recommended. Situated in a SOUGHT-AFTER LOCATION the property is ideal for LOCAL SCHOOLS, various shops and COLCHESTER NORTH STATION for London Liverpool Street.



Entrance

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

Entrance Hall

Obscure double glazed window to the front aspect, built-in understairs cupboard (housing the Vaillant boiler), radiator, laminate flooring, stairs rising to the first floor and doors leading to;

Living Room

12' 4" into bay x 12' max (3.76m into bay x 3.66m max)
Double glazed square bay window to the front aspect, chimney breast, period style fireplace feature with tiled hearth, radiator, wall lights and laminate flooring.

Shower Room

Obscure double glazed window to the side aspect, shower cubicle with Triton electric shower and adjustable shower head, pedestal wash hand basin with mixer tap, low level WC, fitted cupboard (with plumbing for a washing machine), chrome heated towel rail, extractor fan, inset spotlights, part tiled walls and tiled flooring.

Sitting Room

12' 2" x 11' max (3.71m x 3.35m max)
Borrowed light window to the side, chimney breast, period style fireplace feature with tiled hearth, radiator and open access to:

Kitchen / Dining Room

18' x 11' 2" (5.49m x 3.40m)
Double glazed French doors opening onto the rear garden, part obscure double glazed side door to the side path, double glazed window to the rear aspect, single sink and drainer with mixer tap inset to the work top, tiled splashbacks, range of wall and floor

mounted matching cupboards and drawers, integral dishwasher, Rangemaster double oven with six-ring gas hob and cooker hood over, radiator, inset spotlights and tiled flooring.

First Floor Landing

Double glazed window to the side aspect, access to the loft (with a loft ladder) and doors leading to;

Bedroom One

12' 6" into bay x 12' max (3.81m into bay x 3.66m max)
Double glazed square bay window to the front aspect (with shutters), chimney breast and a radiator.

Bedroom Two

12' x 11' (3.66m x 3.35m)
Double glazed window to the rear aspect, chimney breast and a radiator.

Bedroom Three

7' 10" x 7' (2.39m x 2.13m)
Double glazed window to the rear aspect, radiator and laminate flooring.

Family Bathroom

Obscure double glazed window to the front aspect, luxury free standing bath with period style mixer tap and shower attachment, pedestal wash hand basin with period style taps, low level WC, chrome heated towel rail, inset spotlights, part tongue and groove clad walls and tiled flooring.

Rear Garden

The generous rear garden is mainly laid to lawn with a paved patio area, wooden shed to the rear, external tap and further access via the front gate/side path and rear gate (providing access to the parking area).

Summer House

15' 6" x 9' 8" (4.72m x 2.95m)
Timber constructed with part glazed double doors to the front, two windows to the front, electric heater, laminate flooring with power and lighting connected.

Parking

The parking area can be found to the rear of the property providing off road parking for a number of vehicles (which can be reached via the rear access road from Bergholt Road).



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welcome to

Bergholt Road, Colchester

- Three Bedrooms
- Extended Semi-Detached House
- Two Reception Rooms
- Modern Kitchen/Dining Room
- Bathroom and Shower Room

Tenure: Freehold EPC Rating: Awaited

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ109494 - 0003

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