



DAVID
BURR

200 Bergholt Road
Colchester, Essex



200 Bergholt Road, Colchester, Essex, CO4 4AS

Colchester is famous for being the first Roman City and every era since – from Saxon, Norman, Medieval, Tudor, Stuart, Georgian, Victorian and the modern have left their mark. This vibrant city offers extensive shopping, dining, sporting and leisure amenities all close to hand and has two stations providing a commuter service to London Liverpool St Station.

A two-bedroom mid terrace period cottage on the outskirts of Colchester and within walking distance of amenities and mainline station. The Victorian property is offered to market for the first time in many years and offers a purchaser the opportunity to make a lovely home for themselves in this very popular location.

A two-bedroom period cottage offering scope for refurbishment with a good sized south facing rear garden and close to mainline rail line.

Panel glazed UPVC door opening to:

ENTRANCE HALLWAY: Stairs rising to first floor, radiator, and door to

SITTING/DINING ROOM: 21' 9" x 10' 10" (6.65m x 3.41m)
Windows to front and rear, gas fire with back boiler with brick fireplace, radiator, and understairs storage cupboard.

KITCHEN: 10' 3" x 7' 11" (3.13m x 2.42) Fitted with a range of base units and matching wall mounted cupboards, worksurface with stainless steel sink and double drainer unit, space and plumbing for washing machine, radiator, windows to rear and side and door to the garden.

First floor

LANDING: With hatch to loft and door to linen cupboard with hot water cylinder tank

BEDROOM 1: 13' 10 x 10' 8" (4.27m x 3.27m) A surprisingly large room with two windows to the front aspect and a radiator.

BEDROOM 2: 10' 8" x 9' 1" (3.27m x 2.77m) With window to the rear and a radiator

BATHROOM: 10' 3" x 7' 11" (3.12m x 2.40m) Fitted with a suite comprising a white bath, close coupled WC, pedestal wash hand basin and fully tiled shower cubicle with power shower. Radiator and electric wall heater and obscured glass casement window to the rear.

Outside

Situated on Bergholt Road with a small walled garden to the front and walkable to the station.

The property benefits from a lovely south facing garden to the rear that incorporates established borders around a central lawn, an ornamental garden pond, garden shed, modern fencing and access to the street via a right of way over the neighbouring property.

TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. gas fired heating. **NOTE:** None of these services have been tested by the agent.

200 Bergholt Road, Colchester, Essex, CO4 4AS

BROADBAND SPEED: Up to 900 Mbps (source Ofcom). It is understood that broadband is not currently connected to the property but is available in the street

PHONE COVERAGE: EE, Three, O2 and Vodafone (source Ofcom).

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

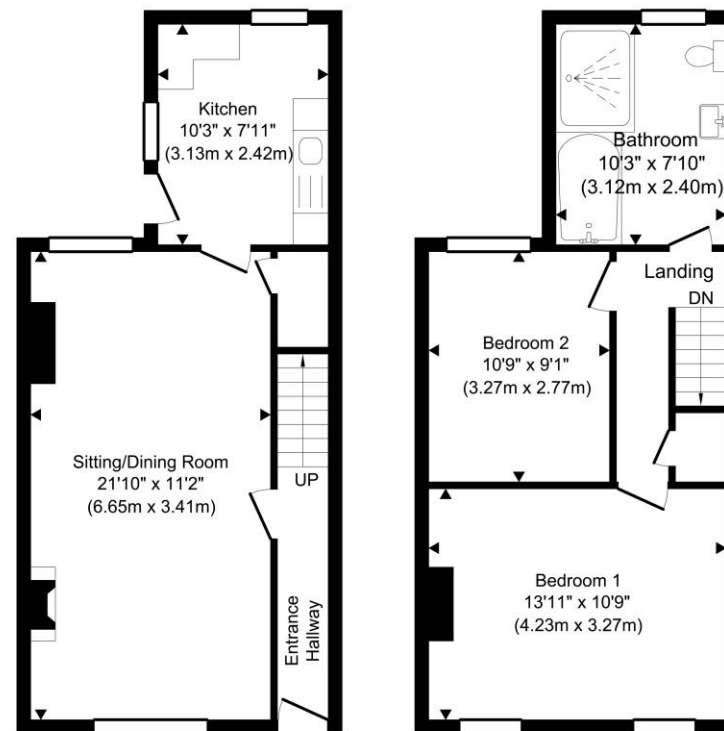
EPC RATING: TBC. A copy of the energy performance certificate is available on request.

WHAT3WORDS: claims.spoken.hint

LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** B

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



Ground Floor
Approximate Floor Area
386.85 sq. ft.
(35.94 sq. m)

First Floor
Approximate Floor Area
386.85 sq. ft.
(35.94 sq. m)

TOTAL APPROX. FLOOR AREA 773.70 SQ.FT. (71.88 SQ.M.)
Produced by www.chevronphotography.co.uk © 2024

