



Grier & Partners
— LAND AND ESTATE AGENTS —

9 Elm Estate

East Bergholt, Colchester, CO7 6SH

- Extended semi-detached house
- Three double bedrooms
- Impressive 19' open-plan kitchen/dining
- 21' living room with open fire

Asking Price of £325,000

EPC Rating 'D'





Property Description

EAST BERGHOLT

has a range of facilities including a general store and post office, chemist, GP Surgery and Medical Centre. Parish and Congregational Churches and many local associations. The village provides educational facilities from pre-school age to GCSE, sixth form colleges in Colchester and Ipswich. There are several independent schools in both nearby towns and throughout the area. Easy access to A12 with links to the M25 and A14. Regional airport is Stansted, approximately one hour by car. Mainline railway stations Manningtree and Colchester with journey time to London Liverpool Street (approx 1 hour). The village is famous for its historical connections with John Constable RA, and the landscape he painted is still very much the same today. From the village there are numerous footpaths giving direct access into this Area of Outstanding Natural Beauty.

DIRECTIONS

From the village centre, proceed into Gaston Street and turn second left into Elm Road and then first right into Elm Estate, the property is to be found in the left hand side.





INTRODUCTION

A spacious and welcoming property located in a quiet area of the popular village of East Bergholt within walking distance of local amenities. Offering a generously proportioned kitchen/dining room, 21' double aspect living room, cloakroom, utility/store area, three double bedrooms, bathroom and enclosed rear garden.

INFORMATION

Built in 1970s of cavity brick construction under a tiled roof the property has been extended and benefits from gas fired radiator heating and double glazing to the spacious accommodation with an enclosed and private rear garden which could be arranged to accommodate hard-standing vehicular parking.

SERVICES

We understand that mains services are connected to the property.

EPC - D

Council Tax Band - B

Local Authority - Babergh District Council. Tel: 0300 123 4000

Broadband speed - Superfast and Ultrafast are available within the area.

AGENTS NOTE

Please note: As vendor's agents, we are unable to give any guarantee as to the condition of any appliance included (where mentioned) in the property. The photographs are provided to show the internal and external appearance of the building and in no way should a buyer assume that any contents are to be included either inside or out.



HALLWAY

A upvc door with glazed side panel leads into this welcoming area with radiator, stairs to first floor and space for storage under, recess with coat hooks and shoe shelf, glazed panel door to:



LIVING ROOM

21' 0" x 12' 3" (6.4m x 3.73m) A well proportioned room with window to rear and bay window to front elevation, feature brick fireplace with open fire, two radiators, recessed lighting and wood-effect flooring.

OPEN PLAN KITCHEN/DINING ROOM

19' 0" x 12' 5" (5.79m x 3.78m) An impressive room with a range of fitted base and wall units and work surfaces over, stainless steel sink unit with tiled splashbacks, space for washing machine and dishwasher, electric oven, ceramic hob with extractor hood over, tiled floor, recessed lighting and ample space for dining furniture. Opening into utility area and a door to rear garden.

UTILITY AREA

8' 5" x 5' 11" (2.57m x 1.8m) with window to rear aspect, fitted wall and base units, tall cupboard, work surface, wine cooler, space for tumble dryer and American fridge/freezer, tiled floor.





CLOAKROOM/REAR STORE ROOM

The property was extended approximately 14 years ago to create this useful space. The extension which is split into two comprises :

Cloakroom - approx 4'7" x 2'8" with window to rear, wash hand basin, low level wc, tiled floor and part tiled walls.

Store Room - approximately 5'7" x 2'8" with wall mounted boiler and window to the rear garden.

ON THE FIRST FLOOR

LANDING

Stairs lead to the first floor with a window on the quarter landing overlooking the front aspect. The landing has a loft hatch and airing cupboard.

BEDROOM ONE

12' 0" x 10' 9" (3.66m x 3.28m) Window to the front, high level window to the rear, radiator, recessed lighting, fitted wardrobes with mirror sliding doors.

BEDROOM TWO

12' 3" x 10' 0" (3.73m x 3.05m) Window to front, radiator, recessed lighting recessed hanging space.

BEDROOM THREE

12' 3" x 8' 6" (3.73m x 2.59m) Window to rear, recess with shelf and hanging rail.

BATHROOM

8'10" x 5'10" Window to rear, panelled bath with shower over, low level wc, unit with inset wash hand basin and work top to side, part tiled walls, extractor fan, radiator, recessed lighting.

OUTSIDE

A gate leads into the FRONT GARDEN which is laid mainly to lawn with a path to the front door and store shed. Another gate leads to the side of the garden and opens into the walkway to the side of the property and then into Fiddlers Lane.

REAR GARDEN - The west-facing garden is enclosed by fencing and a brick wall and comprises a large decked area, corner seating area, hard standing area, formerly used for parking but has since been enclosed by fencing and a gate to Fiddlers Lane.

PARKING - is to the front of the property in a communal area but no allocated space.

Grier & Partners - 2024



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

The Old Shop
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements