



Grier & Partners
— LAND AND ESTATE AGENTS —

5 CHAPLIN ROAD, EAST BERGHOLT, COLCHESTER,
SUFFOLK, CO7 6SR
ASKING PRICE OF £375,000





INTRODUCTION

This 3 bedroom property on Chaplin Road offers the purchaser the opportunity to renovate and update to a purchaser's requirements in the desired village of East Bergholt. The property benefits from ample ground floor living space, three large bedrooms, large rear garden and ample off road parking to the front, we highly recommend a viewing. Open to offers.

INFORMATION

built in the 1970's of brick construction under a tiled roof with wooden elevations, double glazed windows and doors throughout, heating provided by gas fired boiler to skirting radiators throughout,

DIRECTIONS

coming off the A12 towards East Bergholt, continue along Hadleigh Road for about 0.8 miles until you reach Gaston Street on the right hand side, Turn down Gaston Street and continue until your reach Chaplin Road on the left hand side, Turn down Chaplin Road where the property is the third house on the left hand side with off road parking infront of the property.



SERVICES

all mains services are connected to the property, heating provided by gas boiler, ultrafast broadband available, council tax band - D, Energy performance certificate - , Babergh district council contact - 0300 123 400

EAST BERGHOLT

has the benefit of a good range of local facilities including a general store and post office, baker, chemist, GP surgery and medical centre. Parish, 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. A12 links to the M25 and A14. Regional Airport is Stansted, approximately an hour by car. There is a mainline railway station in Manningtree, with a journey time of around an hour to London Liverpool Street. 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. The village benefits from a great sense of community and offers attractions for every age demographic.

OWNERS NOTE

The previous family of owners have loved living in the village and in 5 Chaplin Road for over 40 years, and would like to share the following:

Julien and family found the property to be an ideal family home. The 3-large-bedroom house boasts enormous potential for extension and enhancement and the perfect location. Both primary school and high school can be reached in under 10 minutes. Surgery, pharmacy, village centre, welcoming Church of England church, playing fields, and award-winning tennis club are within an easy walk.

East Bergholt is in the heart of picturesque Constable Country. Flatford, the River Stour, woodlands, farmland countryside, and historical buildings give East Bergholt an abundance of scenic walks, stunning views, and local character.



The family enjoyed the sun streaming in through the large lounge window. The south-facing front-room lounge is ideal for entertaining guests. It enjoys delightful sunshine year-round and a cosy log burner to accompany evenings with family and friends.

Ample space for bikes, sports, and play equipment, and hobbies is provided by two good-sized sheds and garage (easily converted to another bedroom or activity room, as some neighbours have already done).

The low-maintenance block-paved frontage easily parks three vehicles with gated access to the rear. The low-maintenance block-paved private back garden is perfect for barbeques or entertaining.

The very-spacious open-plan dining/sitting room has sliding-double-glazed-door access to the back garden, which could be extended into an additional room looking out upon the garden. There is open-plan access through to kitchen and hallway.

ACCOMMODATION

over two floors, on the first floor:

BEDROOM ONE

17'11 x 9'04 window to the front, radiator

BEDROOM TWO

11'08 x 9'11 window to the rear, radiator

BATHROOM

6'10 x 5'09 window to the rear, WC, hand wash basin, bath with overhead shower

BEDROOM THREE

11'08 x 8'09 window to the side, radiator, loft hatch

LANDING

window to the side, airing cupboard

On the ground floor:

SNUG

16'05 x 11'07 window to the front and side creating a light room, radiator, fireplace with log burner

HALLWAY

16'04 x 5'11 entrance via glazed front door, stairs to first floor, radiator, open into the:



SITTING/ DINING ROOM

17'11 x 9'10 French sliding doors into the rear garden, radiator, floor mounted boiler, door into the:

WC

8'05 x 5'01 (reducing to 2'10) two sky lights providing natural light, WC, hand wash basin

KITCHEN

12'04 x 7'09 window to the rear, ample floor and wall mounted units, stainless steel sink unit, space for fridge/freezer, washing machine, oven unit, door into the:

REAR HALL

8'08 x 5'04 large glazed rear window, wall mounted storage, rear glazed door into the rear garden

OUTSIDE

Rear Garden

brick paved extends to the majority of the garden, a large hedge marks the boundary at the rear of the garden with 6 foot fencing marking the boundary at either side, flowerbeds follow the boundary to the side and rear with a few mature shrubs and hedges, a raised area with shed is found in the back corner of the garden, side entrance to the left of the property from the front garden, a second shed is found to the left of the property with an area of shingle providing a bin store

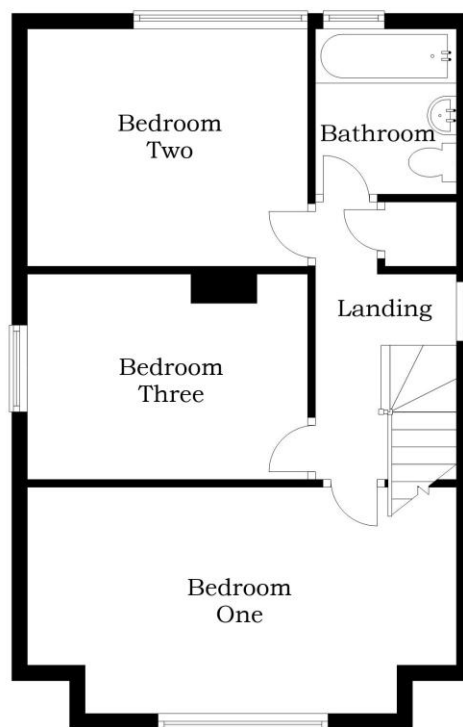
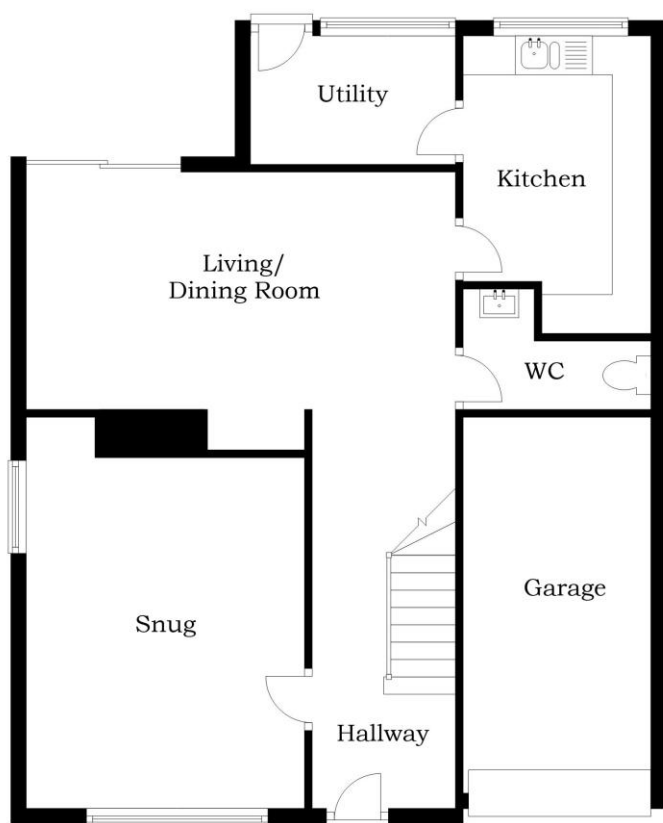
Front Garden

ample amount of off road parking with access via a dropped curb from Chaplin Road, small area of mature shrubs can be found at the front of the property with a semi circle area of shingle with a small tree in the middle of the driveway at the front, side door to the rear garden, the GARAGE can be found on the right hand side with access via a wooded up and over door, lighting and power connected.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		