



Grier & Partners
— LAND AND ESTATE AGENTS —

16 COLLINGWOOD FIELDS, EAST BERGHOLT,
CO7 6QN
OFFERS IN REGION OF £330,000





DIRECTIONS

From A12 take the slip road onto the B1070 towards East Bergholt. Upon entering the village, take the first right onto Hadleigh Road and Collingwood Fields will be found a short way along on the left hand side. No 16 will be found on the left hand side.

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.



INTRODUCTION

An semi-detached property built in 1993 of cavity brick construction under a tiled roof benefitting from gas fired radiator central heating and double glazing. The property benefits from a well proportioned kitchen/breakfast room, two reception rooms, cloakroom, three bedrooms and a first floor bathroom. Front garden with parking space and well-proportioned enclosed rear garden. Offered with NO ONWARD CHAIN.

SERVICES

Mains water, electricity, gas and drainage.

EPC - C

Council Tax Band - C

Local Authority - Babergh District Council 0300 123 4000

ACCOMMODATION –

ON THE GROUND FLOOR:

HALLWAY

A wooden front door leads into the hallway with doors to the cloakroom and living room.

LIVING ROOM

15' 4" x 15' 2 max reducing to 11'9"" (4.67m x 4.62m)

Window to front, radiator, stairs to first floor, understair cupboard, double doors into :

DINING ROOM

15' 1" x 8' 3" (4.6m x 2.51m) Patio doors out to rear

garden, window to rear, shelved store cupboard, doorway through to :

KITCHEN/BREAKFAST ROOM

17' 5" x 7' 10" (5.31m x 2.39m) Window to rear and high level window to front, range of floor and eye level units, wall mounted LOGIC gas fired boiler, stainless steel sink unit, washing machine, tumble dryer, electric oven and hob, space for fridge/freezer, tiled splashbacks, "slim" storage cupboards to front wall with under-unit fan heater, loft hatch, door to outside.

CLOAKROOM

5' 4" x 3' 1" (1.63m x 0.94m) Window to front, wash hand basin with unit under, low level wc, shelved cupboard housing consumer unit, electric wall heater.





ON THE FIRST FLOOR

BEDROOM ONE

13' 5 reducing to 11' 6" x 8' 6" (4.09m x 2.59m) Window to rear, built-in wardrobe, radiator.

BEDROOM TWO

10' 5 reducing to 8' 5" x 7' 11" (3.18m x 2.41m) Window to front, radiator, built-in wardrobe.

BEDROOM THREE

8' 7" x 6' 4" (2.62m x 1.93m) Window to rear, radiator.

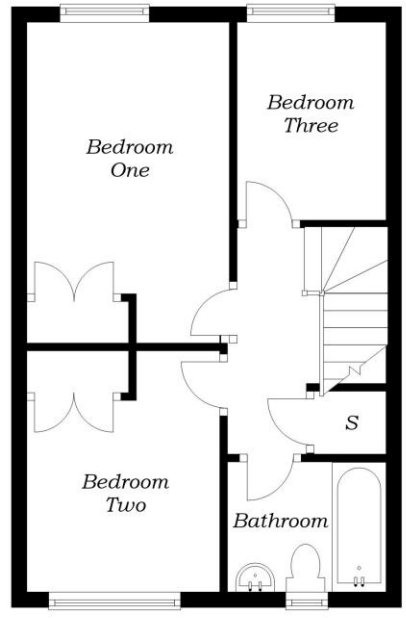
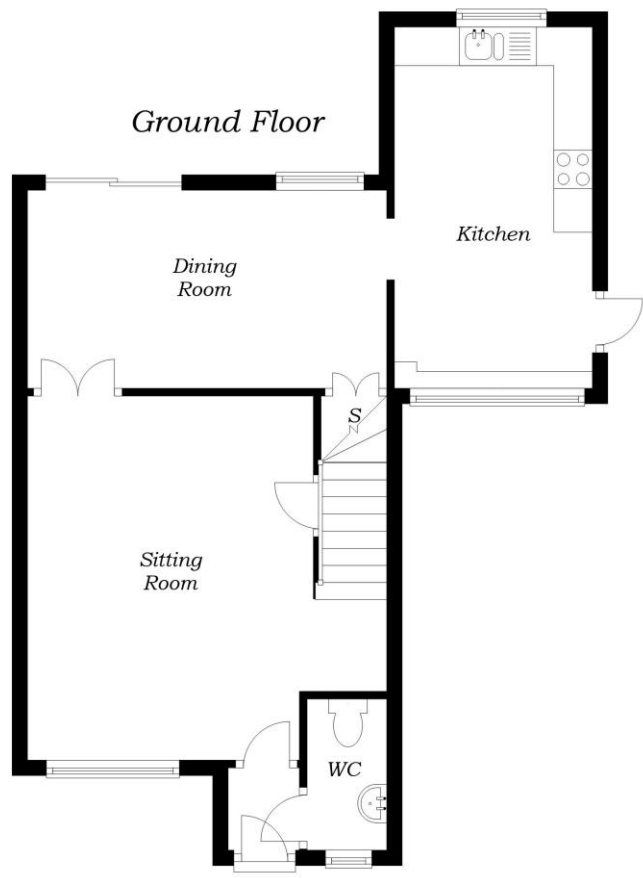
BATHROOM

Obscured glass window to front, fully tiled, low level wc, wash hand basin, panelled bath with shower over and glass screen, extractor fan, radiator.

OUTSIDE

The front garden is laid mainly to lawn with flower and shrub beds and a pathway leading to the front door and a driveway to the side. A side gate leads to the enclosed rear garden which is divided into two sections, one area being lawned and the other is shingled. The garden benefits from a summer house with power & light, a shed/store to the side of the property and patio seating area.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		