



**Grier & Partners**  
— LAND AND ESTATE AGENTS —

**Orvis Lane**

East Bergholt, Colchester, CO7 6TT

- Three Bedroom Property
- Short Term Rental
- Large garden
- Ample off road parking

**Rent £1400 pcm**

EPC Rating '61'







## Property Description

### INTRODUCTION

Available to rent in March 2025 on a short-term basis of up to nine months, this three-bedroom property is situated in the highly desirable village of East Bergholt. It offers ample off road parking, garage and large established garden.

### TERMS

Rent £1400 pcm

Short term tenancy of Maximum nine months.

Part Furnished

Rent exclusive of all utilities and Council Tax

Deposit £1615.38 ( 5 x weeks rent )

NO PETS

Babergh District Council Band E



### **EAST BERGHOLT**

has the benefit of a good range of local facilities including a general store and post office, chemist, GP surgery, medical centre, Parish Church, along with many local associations. The village provides education facilities from pre-school age to GCSE with sixth form colleges available in Colchester and Ipswich. There are several independent schools in both the local and major towns and throughout the area. A12 links to the M25 and A14. Regional Airport is Stansted, approximately an hour by car. The mainline railway station in Manningtree provides a regular service to London taking around an 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.



### **KITCHEN**

10' 08" x 10' 00" (3.25m x 3.05m) Window overlooking rear garden, side door, radiator, wall and floor units, fitted washing machine, dishwasher, fridge freezer, electric oven, induction hob with overhead extractor, stainless steel sink. Serving hatch to the dining room.

### **SITTING ROOM/ DINING ROOM**

27' 07" x 24' 01" (8.41m x 7.34m) L Shaped. Window to the side and rear, French doors opening into rear garden, feature brick fireplace with gas fire, radiators.



### **BATHROOM**

7' 08" x 6' 04" (2.34m x 1.93m) Window to side, WC, Shower Cubicle, bath, hand wash basin, heated towel rail.

### **BEDROOM 3/ STUDY**

11' 01" x 9' 09" (3.38m x 2.97m) Patio doors into rear side garden, electric wall mounted heater, radiator, fitted shelves.

### **BEDROOM 1**

11' 11" x 9' 04" (3.63m x 2.84m) Window to front aspect, fully fitted wardrobes, dressing table, and bedside drawers.

### **BEDROOM 2**

11' 01" x 10' 09" (3.38m x 3.28m) Window to front, fitted wardrobes, wall mounted storage cupboards, radiator.

### **PORCH**

5' 03" x 3' 06" (1.6m x 1.07m) Entrance via part glazed front door, window to two sides







## GARDEN

To the front, access via a driveway with ample off-road parking, a large hedge offers privacy from the road and four-foot fencing to either side marking the boundary. A large area of lawn can also be found at the front of the house.

To the rear, mainly laid to lawn with an area of patio out from the garage and bedroom three/study. An array of trees and shrubs can be found around the garden with small fencing marking the boundaries.

A beautiful view of the fields behind the property can be enjoyed from the sitting room doors into the garden.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		