



Grier & Partners
— LAND AND ESTATE AGENTS —

40 ELM ESTATE, EAST BERGHOLT, COLCHESTER,
SUFFOLK, CO7 6SH
OFFERS IN REGION OF £200,000





INTRODUCTION

REQUIRING UPDATING AND REFURBISHMENT. Of cavity construction under a tiled roof the property is presented to the market at a price to allow potential purchasers the opportunity to personalise their own home. Benefiting from part radiator heating via a back boiler with generous south-facing rear gardens. Located in this well served and popular village and being convenient to all village amenities. NO CHAIN - viewing is recommended at the earliest opportunity.



INFORMATION

We understand that the property was built in 1970s of cavity brick elevations under a tiled roof. We understand that this property benefits from mains services and has part-radiator heating via a back-boiler from the stove in the living room. A generous south-facing rear garden provides an ideal space for further enhancement.



SERVICES

We understand that mains electricity, drainage and water are connected to the property. It should be noted that for safety reasons the electricity and water supply have been turned off but can be reconnected.

Council Tax Band - B

EPC Rating - TBC

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

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.

DIRECTIONS

From A12 take the slip-road onto the B1070 towards East Bergholt. Follow the road a short distance and turn right at The Carriers Arms PH into Gaston Street. Follow Gaston Street towards the village and turn right Elm Road and after approx 80 metres, Elm Estate will be found on the right. Follow the road into Elm Estate and turn first right where the property will be found on the right hand side behind a high hedge.

ON THE GROUND FLOOR

HALLWAY

Front door leads into an 'L' shaped hallway with stairs to the first floor and a window to the front. Radiator and understairs cupboard.

KITCHEN

11' 10" x 6' 10" (3.61m x 2.08m) Window to the front, radiator, base and wall units, stainless steel sink unit. Door to side entrance.

SIDE ENTRANCE HALL

7' 7" x 3' 6" (2.31m x 1.07m) Door from front garden into this useful space with further door to :





REAR STORE

9' 0" x 7' 0" (2.74m x 2.13m) with door to rear garden.

LIVING/DINING ROOM

24' 7" x 9' 10" (7.49m x 3m) Two large windows to the rear overlooking the garden, radiator, stove with back boiler serving the hot water and radiators.

CLOAKROOM

5' 11" x 2' 10" (1.8m x 0.86m) window to the front, low level wc and wash hand basin.



ON THE FIRST FLOOR

LANDING

Window to the front, radiator, airing cupboard with hot water tank.

BEDROOM ONE

16' 2" x 10' 3" (4.93m x 3.12m) A light double aspect room with storage cupboard over the stairs.

BEDROOM TWO

9' 11" x 9' 10" (3.02m x 3m) Window to the rear, storage cupboard.

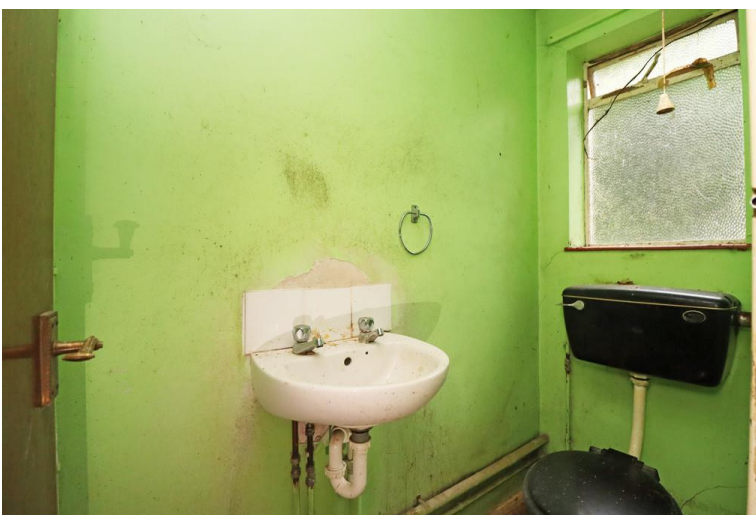


BEDROOM THREE

11' 10" x 10' 0" (3.61m x 3.05m) Window to rear, loft hatch, storage cupboard.

BATHROOM

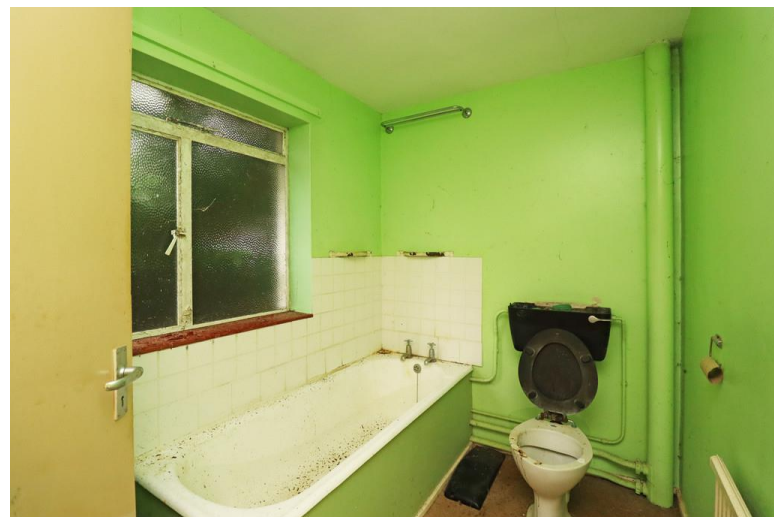
8' 2" x 10' 2" (2.49m x 3.1m) Window to the front, radiator, panelled bath, pedestal wash hand basin and panelled bath.



OUTSIDE

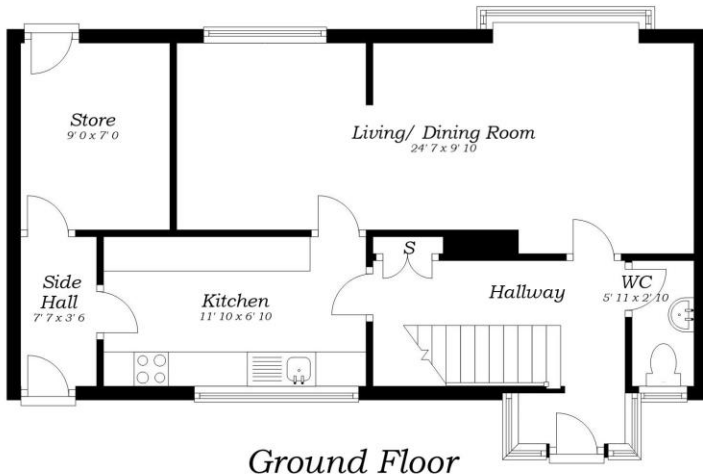
FRONT GARDEN - with path to the front door and further along to the side entrance door. A further pedestrian access to the right of the property leads around to the rear garden.

REAR GARDEN - South-facing enclosed behind a mix of fencing, shrubs/hedging laid mainly to lawn with two wooden sheds and provides an opportunity to redevelop into a sunny and light garden.

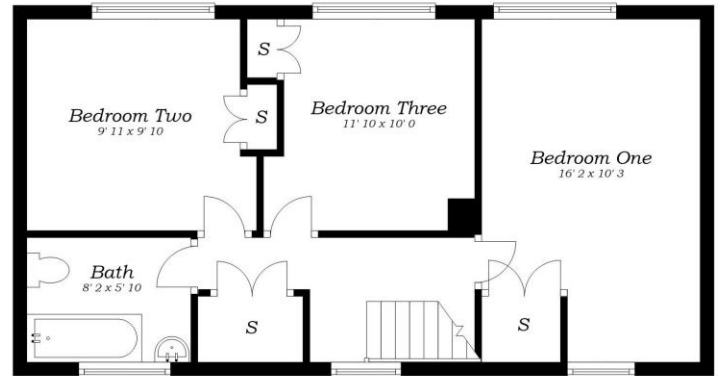


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Ground Floor



First Floor