



Grier & Partners
— LAND AND ESTATE AGENTS —

4 QUINTONS CORNER, EAST BERGHOLT, COLCHESTER,
SUFFOLK, CO7 6RD
RENT £1,500 PCM





INTRODUCTION

Located in a highly convenient position within the desired village of East Bergholt, this three bedroom detached bungalow offers an abundance of living accommodation alongside a generous amount of front and rear garden space. Being within walking distance to the East Bergholt high school and primary school, a selection of pubs, cafe, a village shop and community playing field, this property is truly worth a viewing.



INFORMATION

Originally built in the 1970's, heating is via a gas fired combi boiler to radiators throughout, Council Tax Band - D. Energy Performance Rating - D. 4G mobile reception is available via O2, Three, EE and Vodafone (www.ofcom.co.uk). Superfast Broadband is available via Openreach (www.ofcom.co.uk).

TERMS

- Pets considered
- Long term let sought
- White goods included
- Electric Lawnmower provided to maintain rear garden
- Rent exclusive of all utilities and Council Tax
- £1,730.76 Deposit required

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.





ACCOMMODATION

over a single storey

ENTRANCE

Via a UPVC front door into a spacious hallway, door into the:

SITTING ROOM

16'02 x 12'05 window to the front, radiator, electric feature fireplace, tv point, ample sockets



KITCHEN/ DINING ROOM

13'08 x 10'09 window to the rear and double doors to the side opening into the garden, ample floor and wall units, inset sink unit, electric oven with hobs above, radiator, space for fridge/ freezer, door into the:

UTILITY

6'02 x 5'05 door to the rear garden, gas combi boiler, wall units, washing machine and tumble dryer



BEDROOM ONE

12'11 x 9'10 window to the front, radiator, free standing wardrobes

BEDROOM TWO

13'05 x 9'11 window to the side, radiator

BEDROOM THREE

9'01 x 6'09 window to the front, radiator

BATHROOM

10'00 x 5'02 window to the rear, radiator, WC, wash basin, bath, tiled floor and walls to four foot





REAR GARDEN

To the rear, a private garden mainly laid to lawn with an area of patio out from the utility room, flower beds can be found around the boundary of the garden with various plants and shrubs, six foot fencing marks the boundary to each side, rear door into the:

GARAGE

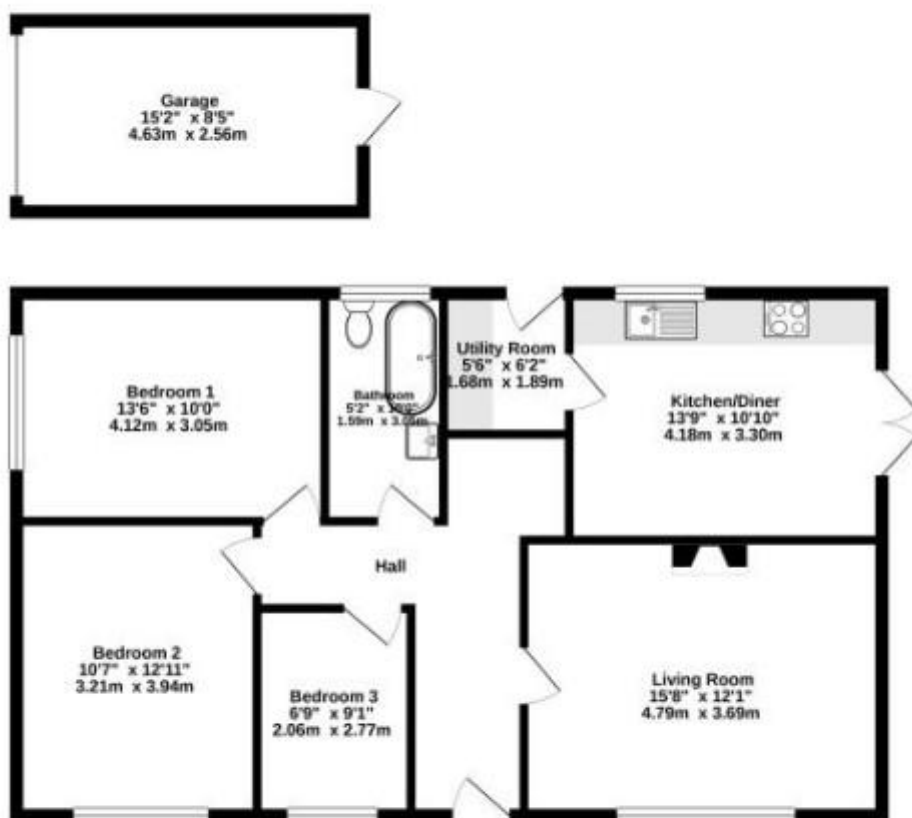
15'02 x 8'04 up and over door to the front drive, rear door access into the garden, light and power connected



FRONT GARDEN

Predominantly laid to lawn with a footpath leading from the driveway to the front door, in front of the garage there is off road parking for two cars, small laurel shrubs separate the footpath from the front garden. Facing south west, this aspect of the property receives a vast amount of afternoon and evening sun





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		