



34 Collingwood Fields, Colchester, Suffolk, CO7 6QN – Offers in Excess Of £200,000

Situated in Collingwood Fields within the desired village of East Bergholt, this two bedroom mid-terraced property benefits from good living accommodation, a flexible garden and being within walking distance to the primary school, high school and other village amenities. We highly recommend a viewing.



INFORMATION

Originally built in the 1990's of cavity brick construction under a tiled roof benefitting from electric plug in radiators throughout. Double glazed windows and doors throughout the property. Hot water provided via hot water tank on the first floor.

SERVICES

Mains Gas, water, electric and drainage are connected to the property. Local Babergh District Council contact 0300 123 4000. Ultrafast broadband available via Openreach, County Broadband, Trooli and Gigaclear (www.ofcom.org.uk). 5G mobile phone coverage via EE, O2, Vodafone and Three (www.ofcom.org.uk). Check the flood risk in this area via - www.gov.uk/check-long-term-flood-risk. Council Tax Band – B. Energy Performance Rating – D.

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.





SITTING/ DINING ROOM

15'05 x 11'01 Window to the front, Accessed via composite front door, coat cupboard, radiator, staircase to first floor, a light and flexible room, door into the:

KITCHEN

11'01 x 8'02 Window and part glazed door to the rear, radiator, full height cupboard, ample wall and floor mounted cupboards, inset sink unit, electric double oven with induction hobs and extractor above, space for full height fridge/ freezer and washing machine.



BEDROOM ONE

11'01 x 11'05 Two windows to the front, over stairs storage cupboard, radiator

BEDROOM TWO

9'11 x 5'07 Window to the rear, radiator, built in wardrobes

BATHROOM

5'02 x 6'04 window to the rear, electric storage heater, hand wash basin, WC, Bath with wall mounted shower

LANDING

6'04 x 6'03 (including stairwell) airing cupboard, loft access

OUTSIDE

to the rear, accessed via the rear door in the Kitchen opening onto the patio, with ample room for a garden table and chairs enjoying the south-west facing aspect. A path runs from the patio to the rear of the garden where a rear gate can be found providing access to the back garden. An area of lawn can be found before the garden shed at the rear providing good storage space.

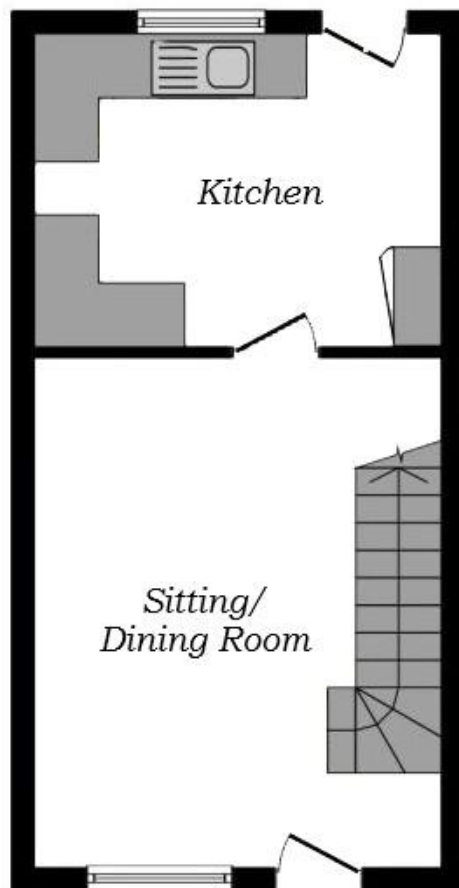
To the front, the block paved front garden provides parking for 2 cars with wooden fencing marking the boundaries to each side of the property.



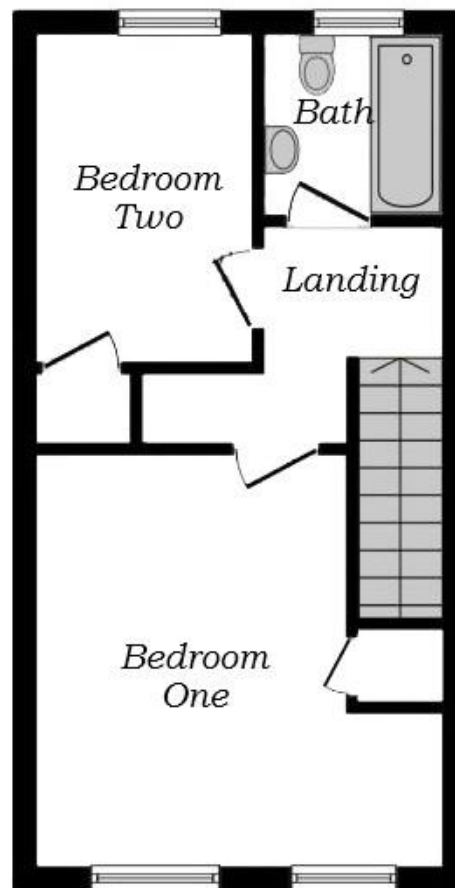
Grier & Partners

— LAND AND ESTATE AGENTS —

Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Grier & Partners is a trading name of David Grier, Lesley Grier and Aidan Grier.

