



Grier & Partners
— LAND AND ESTATE AGENTS —

26 NOTCUTTS, EAST BERGHOLT, COLCHESTER,
SUFFOLK, CO7 6TS
ASKING PRICE OF £357,500





INFORMATION

Available with no onward chain, this three bedroom link-detached house in the desired village of East Bergholt offers a buyer the opportunity to enhance the property to their own requirements. The property benefits from spacious living area, large bedrooms and a sizeable south-east facing garden with a single garage and off-road parking at the front. We highly recommend a viewing.



INFORMATION

completed in the early 1970's of conventional brick and block cavity construction under a tiled roof with brick elevations to the front and rear. Offering in total some 1012 sq ft of accommodation. Windows and doors are modern double glazed UPVC units throughout. Electrics are supplied via a modern RCD consumer unit to ample sockets throughout.

SERVICES

Mains gas, water, electric and drainage are connected to the property. Heating is via a gas fired boiler to radiators throughout. Hot water is provided via a cylinder with additional immersion heating if required. Local Babergh District Council contact 0300 123 4000. Council Tax Band – D. Energy Performance Rating - D. Ultrafast broadband available via Gigaclear, Trooli & Openreach (www.ofcom.co.uk). Good 5G mobile signal available via EE, Vodafone, Three & O2 (www.ofcom.co.uk). 'Very low' flood risk via www.gov.uk/check-long-term-flood-risk.

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.





ACCOMMODATION on the first floor:

BEDROOM ONE

16'00 x 10'11 windows to the side S and rear E, built in wardrobe to side and ample room for double bed and further wardrobes.

BEDROOM TWO

12'08 x 9'09 windows to the front W and side S, built in storage with integral shelving and airing cupboard to side.



BEDROOM THREE

9'10 x 7'11 window to side S, built in storage cupboard.

FAMILY BATHROOM

6'08 x 5'05 opaque window to side N, tiled walls to ceiling height, panel bath with screen and shower over, large heated towel rail, w/c and wash basin.

LANDING

9'05 x 5'10 including stairwell, opaque window to side N, loft access and stairs



ON THE GROUND FLOOR:

HALLWAY

20'04 x 5'10 2'07 20'04 x 5'10 (max) - 2'07 outer hall with doorways from the front porch and garage to the side leads through to the inner hall with doors to ground floor rooms.

SITTING ROOM

16'00 x 10'11 window to the rear and french doors with glazed panels either side to the side terrace, feature fireplace.

DINING ROOM

10'04 x 9'09 french doors with glazed panels to the side terrace and serving hatch through to the:





KITCHEN BREAKFAST ROOM

18'03 x 10'00 window to the front and side with double glazed doors to the rear terrace. Newly fitted kitchen with a range of painted wall and base units under wood block effect work surfaces, insert sink drainer and gas hob with extractor over, ample storage space, integrated fridge freezer and electric oven, space and plumbing for dishwasher. The breakfast area has ample room for a table, door to the:

UTILITY ROOM

7'05 x 6'09 window to the front and opaque door to the side ahead of the kitchen with access from the front driveway. Base units to side with space for tumble dryer.

CLOAKROOM

4'09 x 3'03 carpet floor, w/c and hand basin, extractor fan and light.

INTEGRAL GARAGE

17'05 x 9'00 up and over metal door to the front opaque window and personal door to the side, space and plumbing for washing machine to the rear, light and power.



OUTSIDE

to the rear the garden is laid to lawn with clearly defined fenced boundaries, brick built barbecue area and shed. To the front there is a attractive block paved driveway, pathway to the front and utility room doors, area of lawn and planted flower bed.



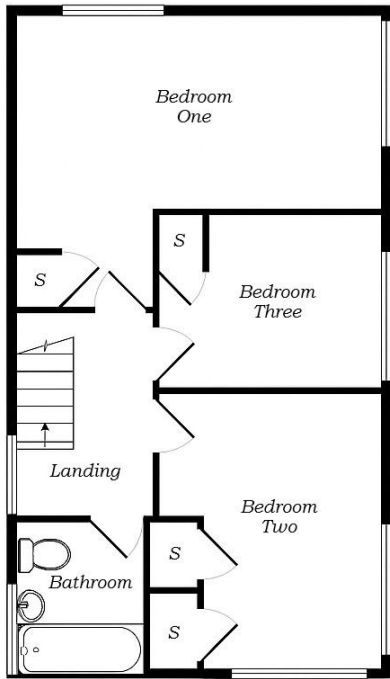
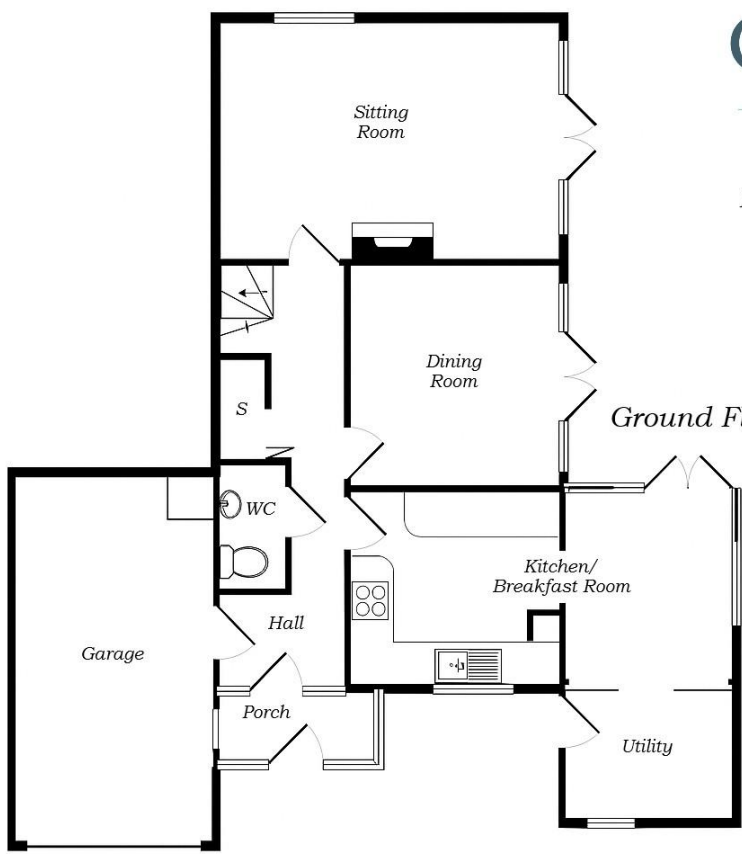




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First Floor



Score	Energy rating	Current	Potential
92+	A		104 A
81-91	B		
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		