



Grier & Partners
— LAND AND ESTATE AGENTS —

BOLINGBROKE, GASTON STREET, EAST BERGHOLT,
COLCHESTER, SUFFOLK, CO7 6SS
ASKING PRICE OF £495,000





INTRODUCTION

No Onward Chain - an opportunity to modernise and reconfigure to a new owner's requirements.

Located in a popular location within the village on a plot extending to approx 1/5 acre (sts) Offering four bedrooms (one en suite), galley-style kitchen, two receptions rooms, garage and parking.

Viewing recommended.



DIRECTIONS

From the A12 take the slip-road at Junction 31 turn left onto the B1070 heading towards East Bergholt. Continue along the B1070 and turn right at The Carriers Arms PH onto Gaston Street. Follow the road for 100m and the property will be found on the right hand side behind a high hedge.

EAST BERGHOLT

has the benefit of a good range of local facilities including a Co-Op general store and post office, Café, Pubs including the 'Red Lion Brassiere' 'Carriers Arms' and 'Hare and Hounds' in addition to a bakers and pharmacy, GP surgery and medical centre. Parish Church and Congregational Church, along with many local associations. The village provides education facilities from pre-school age to GCSE, sixth form colleges are 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 stations 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.

INFORMATION

Located in a popular location within the village, the property was built, we understand, in the 1920's of brick construction with rendered elevations under a tiled roof and now offers the opportunity to modernise and reconfigure to a buyer's own requirements. This four bedrooomed bungalow is situated on a large plot (approaching 1/5 acre sts) with a south facing rear garden. Currently benefitting from part double glazing, gas fired boiler serving the radiator heating system and providing hot water.

SERVICES

We understand that mains gas, electricity, water and drainage are connected to the property.

Council Tax Band - D

EPC Rating - D

Local Authority - Babergh District Council Tel: 0300 123 4000 - Internet and Broadband - Ultrafast broadband is available in the area (Ofcom Broadband Checker)



AGENTS 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.

HALL

Wooden front door opening into the hall with painted wooden floor, radiator and loft hatch.

LIVING ROOM

15' 5" x 12' 8" (4.7m x 3.86m) Patio doors to rear garden with glazed side panels, brick fireplace with open fire and brick hearth, wall light points.

RECEPTION TWO/DINING ROOM

15' 1" x 11' 6" (4.6m x 3.51m) from the hallway a door opens into this spacious room with window to the side, radiator, heating thermostat, fireplace (closed off), tiled hearth.

GALLEY-STYLE KITCHEN

26' 5" x 5' 9" (8.05m x 1.75m) Three window to the side, range of wall and base units, display units with drawers, stainless steel sink unit, radiator, wall mounted Glow Worm boiler.

BEDROOM ONE

12' 5" x 8' 11" (3.78m x 2.72m) A lobby from the kitchens gives access to the bedroom with window to the side and radiator.

EN SUITE SHOWER

5' 3" x 5' 1" (1.6m x 1.55m) with window to the side, tiled shower with Triton shower, low level wc, pedestal wash hand basin, radiator and tiled floor.

BEDROOM TWO

11' 7" x 11' 6" (3.53m x 3.51m) Window to the side, radiator.

BEDROOM THREE

11' 11 max " x 11' 7" (3.63m x 3.53m) Window to front, radiator, stripped wooden floor.



BEDROOM FOUR

11' 6" x 8' 0" (3.51m x 2.44m) Window to the front, radiator.

BATHROOM

From an internal lobby a door opens into the bathroom with window to the side, panelled bath with shower over and part tiled wall over bath, low level wc, wash hand basin, part wood panelled walls, radiator, extractor fan.

OUTSIDE

The property is situated behind a high hedge with a shingle drive providing ample parking to the front of the property. A driveway leads along the side to the single garage with pitched roof and a pathway to the opposite side of the property gives access through a gate to the rear garden.

The large rear garden is mainly grassed with easily defined boundaries and some established trees and shrubs. The garden is of a "dog leg" shape and opens to a wider area towards the rear. A pathway leads from the rear of the property towards the rear boundary.









Grier & Partners
— LAND AND ESTATE AGENTS —

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

The Old Shop, The Street, East
Bergholt, Colchester,
Suffolk, CO7 6TF

www.grierandpartners.co.uk
enquiries@grierandpartners.co.uk
01206 299222

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.

