



**Grier & Partners**  
— LAND AND ESTATE AGENTS —

14 HEATH ROAD, EAST BERGHOLT,  
COLCHESTER, SUFFOLK, CO7 6RJ  
ASKING PRICE OF £249,950





\*For indication  
uses only



## INTRODUCTION

This property represents an excellent opportunity to acquire a property which offers huge scope for modernisation and extension to a purchaser's requirements.

The house as it stands offers three bedrooms on the first floor, kitchen and reception room on the ground floor along with a single story bathroom extension to the rear. The garden is generous and in total some 200ft in depth (sts). There is good space to the side of the property and ample space for parking to the front. With no onward chain we highly recommend a viewing.



## DIRECTIONS

from the A12 heading North take the East Bergholt junction and turn left onto the B1070 and continue towards the village. Passing the Carriers Arms on the right hand side continue on towards the village school and Co-Op. The property can be found on the left hand side shortly before the School entrance. Ample driveway parking.

## INFORMATION

completed in the 1960's originally for the local authority the property is of solid brick construction with an insulation present in the loft space. Windows are UPVC replacement units. Heating is provided via a mains gas boiler to radiators throughout the property and providing hot water via a cylinder. The property has great scope to extended subject to the relevant planning consent.

## 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](http://www.ofcom.org.uk)). 5G mobile phone coverage via EE, O2, Vodafone and Three ([www.ofcom.org.uk](http://www.ofcom.org.uk)). Check the flood risk in this area via - [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk). Council Tax Band – B. Energy Performance Rating – tbc.

## EAST BERGHOLT

Has the benefit of a good range of local facilities, including a newly opened large Co-op with a Post Office, chemist, GP surgery, and medical centre. The village also benefits from parish and congregational churches, as well as many local associations.

The village provides excellent educational facilities, from pre-school and primary school to high school, with access to sixth-form colleges in Colchester and Ipswich. There are also several private schools in nearby villages throughout the area, all with great reputations.

East Bergholt also offers ideal transport links, being only a few minutes' drive to the A12, which connects to the M25 towards London and the A14 to the North. Stansted Airport is easily accessible, being approximately an hour's journey by car. Direct National Express buses also operate from both Ipswich and Colchester. There is a mainline railway station in Manningtree, with a journey time of around one hour to London Liverpool Street.



There is a wide range of pubs, restaurants, and cafés in the village offering a variety of food and drink. The Red Lion pub has been taken over by the Chestnut Group, offering a selection of drinks and food, from breakfast to pizzas and pub classics. Across the road is Gaia, a Latin-influenced café serving a selection of exciting dishes with diverse flavours. It offers several tables, including a courtyard at the back - a lovely spot for a coffee. Further up the road, you will find the Hare & Hounds and The Carriers Arms, two traditional, cosy pubs with excellent food and a fine selection of classic ales.

The village benefits from a wide range of activities in and around the area. East Bergholt Playing Field is home to the village's football club, cricket club, bowls green, and tennis courts. Nearby, you can find Constable Park – Café & Water Sports, where kayaks, canoes, and paddleboards can be hired. Live Fit Gym is also just five minutes away in Manningtree.

The village is famous for its historical connection to John Constable RA, and the landscape he painted remains largely unchanged to this day. From the village, there are numerous footpaths providing direct access into this Area of Outstanding Natural Beauty.

#### **ACCOMMODATION**

over two floors, on the ground floor:

#### **LIVING ROOM**

15'03 x 12'00 window to the front, electric heater, radiator, door into the:

#### **KITCHEN**

11'09 x 7'02 window to the rear, radiator, door into the:

#### **GARDEN ROOM**

11'08 x 7'09 windows to three sides, door out into the rear garden

#### **BATHROOM**

7'04 x 6'04 window to the side, radiator, bath with overhead shower, wc, sink



**ON THE FIRST FLOOR:**

**BEDROOM ONE**

18'07 x 8'10 window to the front, radiator, above stairs storage cupboard, old feature fireplace

**BEDROOM TWO**

10'05 x 8'04 window to the rear, radiator, storage cupboards

**BEDROOM THREE**

8'10 x 7'04 window to the rear, radiator



**OUTSIDE:**

**GARDEN**

a key feature of the property and defining the potential the house holds for extension and improvement. In total over 200ft in depth front to back and at points up to 37ft wide (sts), the garden is approached over the driveway from the front of the property which continues to the side and approaches the myriad of outbuildings to the rear all of which are in a poor state of repair but highlight the space and scope. From the rear of the property the garden is largely laid to informal lawn and heavily interspersed with mature apple and other fruit trees. Boundaries are a mixture of fence and chain link and are in no way secure. The garden has huge potential much like the house itself.

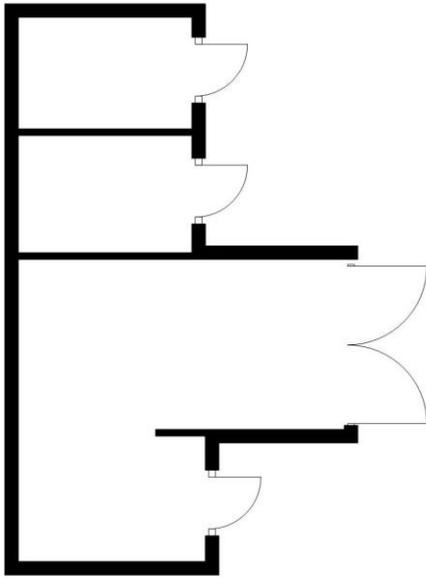






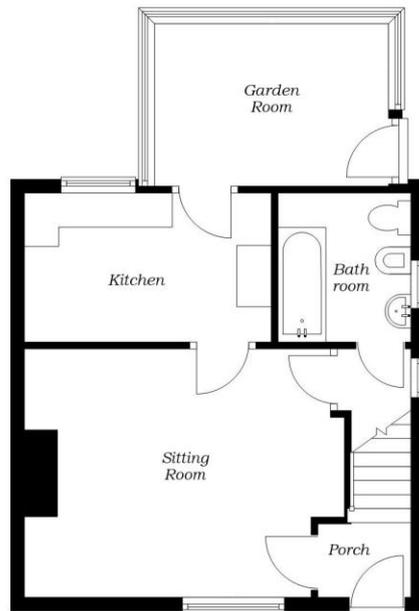
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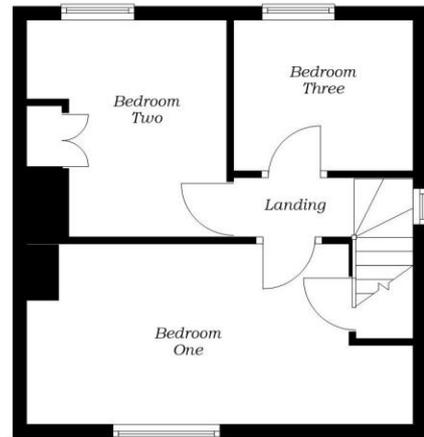


Outbuildings

Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		