

oakheart

£350,000

Offers In Excess Of
Bergholt Road, Colchester



Located in an exceptionally convenient position within walking distance of Colchester North Station, this attractive three-bedroom semi-detached home offers generous living accommodation, versatile additional spaces, and a layout perfectly suited to modern family life.

The ground floor welcomes you with a spacious dining room leading through to a well-proportioned living room,

creating a warm and sociable flow ideal for entertaining or relaxing. To the rear, a bright kitchen overlooks the garden and provides ample worktop and storage space.

Upstairs, the property features three comfortable bedrooms arranged off the central landing, along with a well-appointed family bathroom. The top floor boasts a loft room.

Adding further appeal is a separate outbuilding, ideal as a dedicated home office, studio, or hobby room, providing valuable extra space away from the main house.

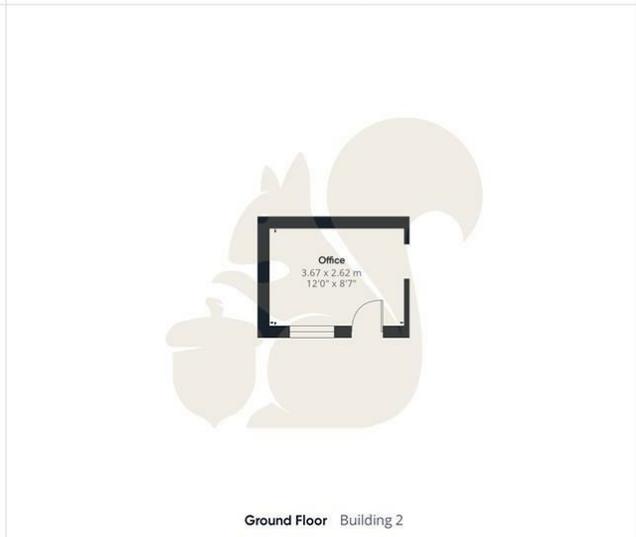
With its spacious layout, additional rooms, and prime location just moments from the station, this home is perfect for commuters and families alike.











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Approximate total area⁽¹⁾

100.6 m²
1083 ft²

Reduced headroom

2.1 m²
22 ft²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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