



Broom Knoll, East Bergholt, Colchester, CO7 6XN

welcome to

Broom Knoll, East Bergholt, Colchester

Offered with NO ONWARD CHAIN this charming MID-TERRACE HOUSE is in need of modernisation with the POTENTIAL TO MAKE THE PERFECT FAMILY HOME. Situated in a SOUGHT-AFTER VILLAGE the property is ideal for LOCAL SCHOOLS, various shops and bus services with MANNINGTREE STATION also within easy reach.



Entrance

The property is entered via the part glazed front door leading to:

Porch

Windows to the front and side aspects, gas and electric meters, tiled flooring and an obscure double glazed door leading to:

Hallway

Stairs rising to the first floor and doors leading to;

Lounge / Dining Room

Double glazed sliding patio doors leading to the lean-to, double glazed window to the front aspect, heating vent and a door leading to:

Kitchen

Double glazed window to the rear aspect, single sink and drainer with mixer tap inset to the worktop, tiled splashbacks, wall and floor mounted cupboards and drawers, built-in electric double oven with four-ring electric hob and cooker hood over, built-in cupboard (housing the boiler), heating vent and a part glazed door leading to:

Lean-To

Double glazed French doors opening onto the rear garden and double glazed windows to the rear and side.

First Floor Landing

Access to the loft, built-in airing cupboard (housing the water tank), heating vent and doors leading to;

Bedroom One

Double glazed window to the rear aspect, built-in wardrobe with sliding doors and a heating vent.

Bedroom Two

Double glazed window to the front aspect and a built-in wardrobe.

Bedroom Three

Double glazed window to the front aspect and a built-in wardrobe.

Bathroom

Obscure double glazed window to the rear aspect, enclosed panel bath with mixer-tap and adjustable shower head, pedestal wash hand basin, low level WC, heating vent and tiled walls.

Rear Garden

The rear garden is mainly laid to lawn with a paved patio area and a path leading to the rear, a wooden shed to the rear, external tap and a rear gate leading to the shared pathway which leads to the garage.

Front Garden

The front garden is mainly laid to lawn with a pathway leading to the front door.

Garage En Bloc

There is a garage en-bloc in the shared parking area with an up-and-over door to the front.

Parking

A parking space is also provided in front of the garage.



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Broom Knoll, East Bergholt Colchester

- Three Bedrooms
- Mid-Terrace Family House
- Lounge / Dining Room
- Attractive Rear Garden
- Garage En Bloc and Parking Space

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

£260,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CSJ109736 - 0003

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