



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

**19 Collingwood Fields**  
East Bergholt, Colchester, CO7 6QN  
Asking Price Of £239,000





## Property Description

### INTRODUCTION

This charming two-bedroom terraced house offers a wonderful opportunity for first-time buyers, downsizers, or investors. Modernised throughout, the property benefits from gas central heating, spacious living accommodation, and a private rear garden ideal for entertaining. Located in Collingwood Fields in East Bergholt, the property enjoys excellent local amenities, highly regarded schools, and easy access to both Colchester and Ipswich. We highly recommend a viewing.

### INFORMATION

Originally built in the 1990s of cavity brick construction under a tiled roof. Heating is provided via a gas-fired boiler to radiators throughout. Double-glazed windows and doors feature across the property. Hot water is provided via a hot water tank on the first floor.

### DIRECTIONS

From the A12, take the slip road onto the B1070 towards East Bergholt. Upon entering the village, take the first right onto Hadleigh Road. Collingwood Fields is a short way along on the left-hand side. No. 19 is located at the end of the road on the left.



### SERVICES

Mains gas, water, electricity, and drainage are connected to the property. Local authority: Babergh District Council, contact 0300 123 4000. Ultrafast broadband available via Openreach and County Broadband ([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 at [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk). Council Tax Band – B. Energy Performance Rating – C.

### EAST BERGHOLT

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



Educational facilities are excellent, ranging from pre-school and primary school to high school, with access to sixth-form colleges in Colchester and Ipswich. Several private schools are also located in nearby villages, all with strong reputations.

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

There is a wide range of pubs, restaurants, and cafés offering a variety of food and drink. The Red Lion pub, now run by the Chestnut Group, serves everything from breakfast to pizzas and pub classics. Across the road, Gaia, a Latin-influenced café, offers exciting dishes with diverse flavours, including outdoor seating in a charming courtyard. Further up the road are The Hare & Hounds and The Carriers Arms, two traditional, cosy pubs with excellent food and a fine selection of ales.



### ACCOMMODATION (over two floors)

#### ENTRANCE HALL

Via a hardwood door. Storage cupboard. Door into:

#### SITTING ROOM

15' 5" x 13' 4" (4.7m x 4.06m) Window to front, telephone point, two radiators, under-stairs recess. Stairs to first floor and door into:

#### KITCHEN

13' 4" x 8' 0" (4.06m x 2.44m) Window and door to rear. Range of wall and floor-mounted units, inset stainless steel sink unit, tiled splashbacks, space for fridge/freezer, four-ring gas hob with electric oven, wall-mounted gas boiler, radiator, larder cupboard.

### ON THE FIRST FLOOR:

#### BEDROOM ONE

13' 4" x 8' 11" (4.06m x 2.72m) Window to front, built-in double wardrobe, shelved storage cupboard, radiator.





### BEDROOM TWO

12' 0" x 6' 8" (3.66m x 2.03m) Window to rear, radiator.

### BATHROOM

Opaque window to rear. WC, wash basin, walk-in shower, tiled splashbacks.

### REAR GARDEN

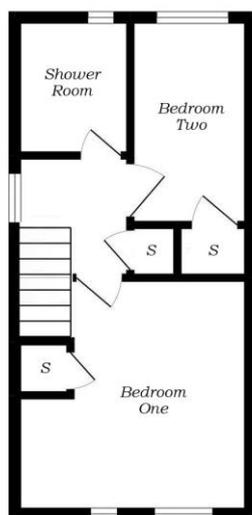
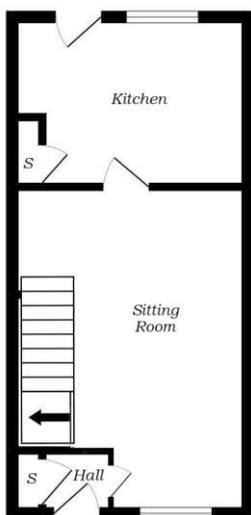
The property boasts a delightful rear garden, offering the perfect blend of lawn and patio space for both relaxation and entertaining. A patio accessed via the kitchen provides a seating area ideal for outdoor dining. The boundary is marked with a six-foot fence to all sides, ensuring privacy and security. A gate provides access to the rear footpath serving the terrace. With plenty of potential to personalise, this outdoor space is a wonderful extension of the home-perfect for sunny afternoons or hosting family and friends.

### FRONT

The property benefits from off-road parking for two cars. An area of shingle next to the house allows for shrubs and planting, with wooden fencing marking the boundaries on either side.



**Grier & Partners**  
LAND AND ESTATE AGENTS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Old Shop  
The Street  
East Bergholt  
Colchester

www.grielandpartners.co.uk  
enquiries@grielandpartners.co.uk  
201206 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 are 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.

