



**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: D  
Council Tax Band: C

offers in excess of

**£250,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CSJ109736 - 0004

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