



Grier & Partners
— LAND AND ESTATE AGENTS —

14 QUINTONS CORNER, EAST BERGHOLT,
COLCHESTER, CO7 6RD
ASKING PRICE OF £440,000





INTRODUCTION

Available for the first time since it was built approximately 60 years ago, this detached three bedroom bungalow offers an opportunity to update and further enhance. Located in a quiet cul-de-sac position, the property benefits from ample parking with scope to create more if required and a generous rear garden with **STUNNING RURAL VIEWS.**



INFORMATION

Built in the early 1960's of brick cavity wall construction under a pitched tiled roof with a floor area of approx 936 sq.ft, the property benefits from double glazed windows, heating is via Economy 7 electric night storage heating and hot water is via an immersion heater to the hot water tank.

SERVICES

We understand that mains water, electricity and drainage are connected to the property. We understand that that gas is available in the road.

Council Tax Band - D

EPC rating - E

Local Authority - Babergh District Council - 0300 123 4000

Broadband - Ultrafast Broadband is available in the area (Ofcom checker)



EAST BERGHOLT

Has the benefit of a good range of local facilities including a co-op and post office, baker, chemist, GP surgery and medical centre. The village provides educational facilities from pre-school age to GCSE with sixth form colleges in Colchester and Ipswich, along with excellent private schools nearby in Holbrook, Ipswich and Colchester. A12 links to the M25 and A14 making regional airport Stansted approximately an hour journey by car. There is a mainline railway station in Manningtree only 3 miles away, with a journey time of around an hour to London Liverpool Street. The village is famous for its historical connections with John Constable RA, and the landscape he painted is still very much the same today. From the village there are numerous footpaths giving direct access into this Area of Outstanding Natural Beauty. The village benefits from a great sense of community and offers attractions for every age demographic.



AGENTS NOTE

As vendor's agents we are unable to give any guarantee as to the condition of any appliance included (where mentioned) in the property. The photographs are provided to show the internal and external appearance of the building and in no way should a buyer assume that any contents are to be included either inside or out.





DIRECTIONS

from the A12 turn onto the slip-road and onto the B1070 towards East Bergholt. Follow the road past the Carriers Arms and Hare & Hounds public houses. Turn left opposite the petrol station into Woodgates Road and Quintons Corner can be found on the right hand side after approx 1/3 mile.

HALLWAY

From the driveway a UPVC part glazed door opens into the spacious hallway with tiled floor, loft access, sliding door into cloaks cupboard and night storage heater.

SITTING ROOM

16' 4" x 10' 9" (4.98m x 3.28m) A light room with large double glazed window to the front, stone fireplace with electric inset fire, night storage heater.

KITCHEN/DINING ROOM

19' 8" x 10' 11" (5.99m x 3.33m) over all windows to the side and rear overlooking the rear garden and views beyond. The kitchen has a range of fitted base and wall units, stainless steel sink and drainer, built-in microwave, space for electric oven and washing machine, night storage heater. Shelved pantry with small high level window to side and space for under-counter freezer. A concertina door opens into a shelved airing cupboard with hot water tank. The room is sufficiently large enough to accommodate a dining table and chairs

BEDROOM ONE

12' 6" x 8' 6" to front of wardrobes (3.81m x 2.59m) Window to the rear overlooking rear garden, built-in wardrobes with sliding doors, shower cubicle (2'7" x 2'7") with Triton shower, extractor and light.

BEDROOM TWO

10' 10" x 8' 0" (3.3m x 2.44m) window to front, built-in wardrobe, pull-down bed.

BEDROOM THREE

8' 9" x 8' 7" to front of recess (2.67m x 2.62m) Window to rear, recess with pull-down bed.

BATHROOM

6' 8" x 6' 1" (2.03m x 1.85m) Window to front, loft hatch (unused), part tiled walls, night storage heater, panelled bath, pedestal wash hand basin and low level wc.



OUTSIDE

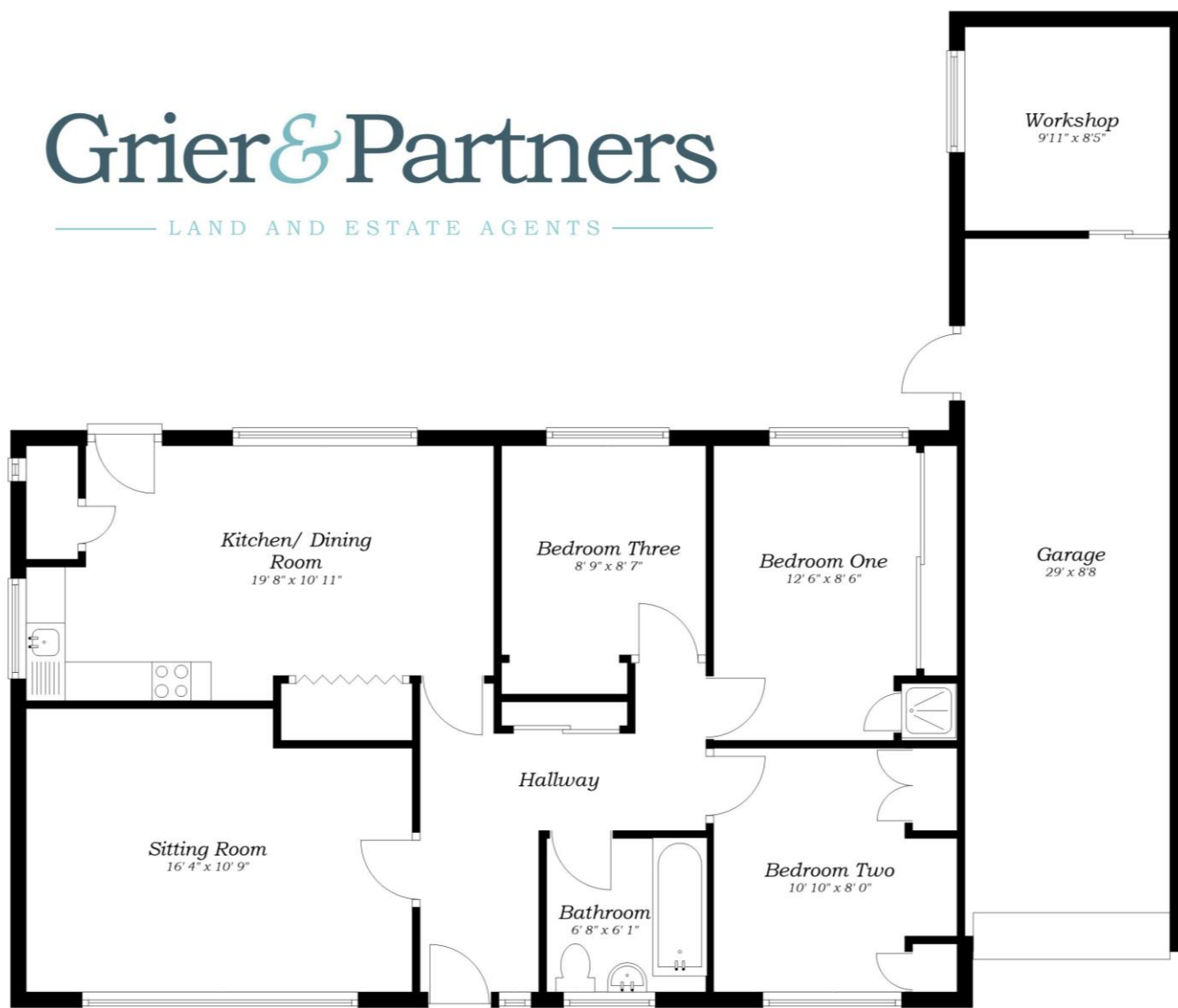
FRONT GARDEN - laid mainly to lawn with block paved driveway leading to front door and garage and to the side with access through side gate to rear garden. **GARAGE** - (approx 29' x 8'8") with electric roller door, power and light. A sliding door leads into the **WORKSHOP** (approx 9'11" x 8'5") with power and light and window to the side overlooking rear garden.

REAR GARDEN - mainly laid to lawn with patio area, established shrubs, two apple trees, wooden shed, hedge to rear and far-reaching **VIEWS BEYOND**.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		