

oakheart

£280,000

Offers In Excess Of
Colchester Road, West Bergholt

Offered with No Onward Chain

Positioned within the heart of the highly sought-after village of West Bergholt, this spacious and beautifully presented three double bedroom, two bathroom semi-detached home offers generous accommodation, modern comforts and an exceptional location, making it an ideal choice for families, professionals and commuters alike.

West Bergholt remains one of Colchester's most desirable villages, renowned for its strong community atmosphere, highly regarded schooling including Heathlands Church of England Primary School, and easy access to picturesque countryside walks through Hillhouse Wood and surrounding open spaces. Colchester North Station is within easy

reach, providing direct services to London Liverpool Street in under an hour, while regular bus routes offer excellent connections to Colchester and neighbouring villages.

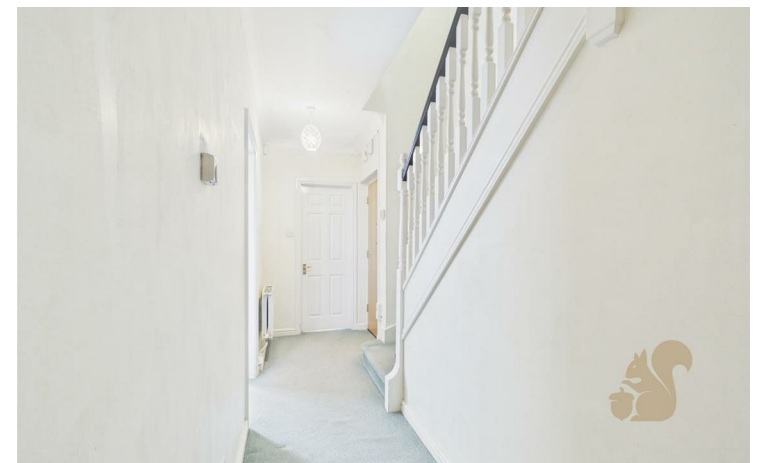
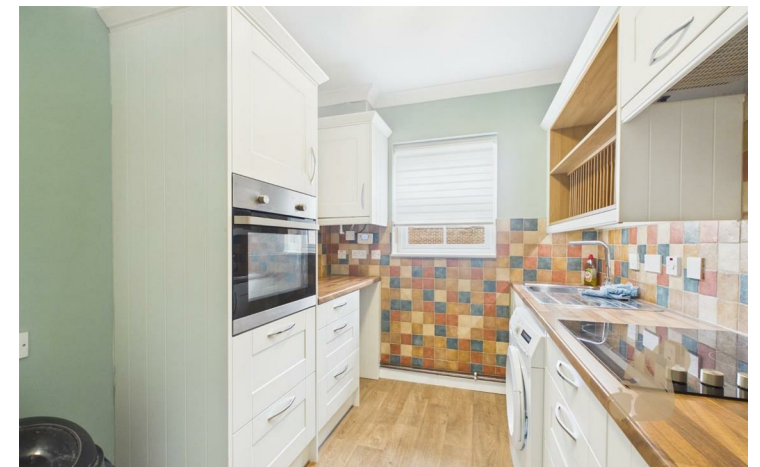
Internally, the property boasts bright and well-balanced accommodation throughout. The impressive dual-aspect living room is flooded with natural light, creating a welcoming and relaxing space to unwind or entertain. The contemporary kitchen is fitted with a range of matching wall and base units, complemented by integrated cooking appliances, ample worktop space and attractive finishes, providing a practical and stylish hub of the home.

All three bedrooms are doubles, offering flexibility for family life, visiting guests or home-working requirements. The generous principal bedroom benefits from a modern

en-suite shower room, while the remaining bedrooms are served by a spacious wet room, creating excellent functionality for modern living.

Further benefits include a ground-floor cloakroom, useful under-stairs storage and well-maintained interiors throughout, ensuring the property is ready to move straight into.

Externally, residents enjoy attractive communal grounds, allocated parking and secure entry access shared exclusively between numbers 1 and 2 Daniells House, providing additional privacy and peace of mind.











Local Authority:
Colchester

Tenure:
Leasehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	78
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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