



William Sims Close, West Bergholt, COLCHESTER, CO6 3FF

welcome to

William Sims Close, West Bergholt, COLCHESTER

This two bedroom home is situated to the north west of Colchester in the popular rural village of West Bergholt which benefits from lovely countryside walks including Hillhouse Woods. The village offers local amenities, CO-OP store, pubs, restaurants and schools.



This well presented home is situated in a lovely village location, just over 2 miles from Colchester's mainline train station with direct links to London Liverpool Street and also offering excellent access to the A12.

Ground floor accommodation comprises entrance hall, cloakroom, lounge and kitchen. The first floor offers two good size bedrooms and a family bathroom. Externally there is off road parking for two cars and an enclosed rear garden.

Entrance Door To:

Entrance Hall

Radiator, vinyl flooring, stairs to first floor.

Cloakroom

Low level w.c., wash hand basin, radiator, vinyl flooring.

Lounge

14' 1" max x 11' 1" (4.29m max x 3.38m)
Storage cupboard, radiator, vinyl flooring, double glazed window to rear, open plan into:

Kitchen

9' 1" x 7' 1" (2.77m x 2.16m)
Range of base and eye level units, work surfaces, inset one and a quarter bowl sink and drainer unit with mixer tap, tiled splashbacks, tiled floor, integrated electric oven and four ring gas hob with extractor over, integrated dishwasher, spaces for washing machine and fridge/freezer. double glazed window to front.

First Floor Accommodation

Landing

Loft access, radiator, vinyl flooring, airing cupboard.

Bedroom One

12' 11" max x 10' 1" max (3.94m max x 3.07m max)
Double glazed window to rear with field and woodland views, built-in double wardrobe, vinyl flooring, radiator.

Bedroom Two

10' 1" x 7' 1" (3.07m x 2.16m)
Double glazed window to rear, radiator, vinyl flooring.

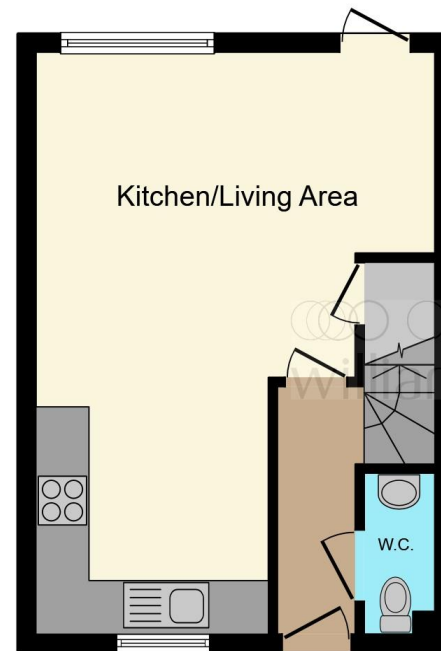
Bathroom

Three piece suite comprising panel enclosed bath with shower over, low level w.c. and pedestal wash hand basin, vinyl flooring, radiator, part tiled, double glazed window to front.

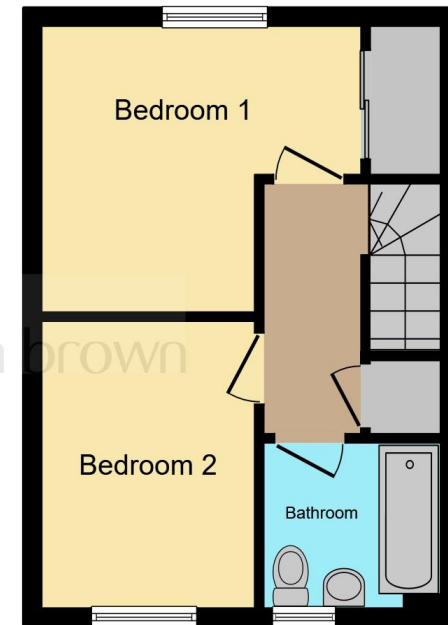
Outside

There is tandem off street parking for two cars.

The rear garden is laid to lawn with raised flower beds, all enclosed by panel fencing.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

William Sims Close, West Bergholt COLCHESTER

- Ground Floor Cloakroom
- Lounge & Kitchen
- Two Good Size Bedrooms
- First Floor Bathroom
- Enclosed Rear Garden
- Off Road Parking For Two Cars
- Popular Village Location

Tenure: Freehold EPC Rating: B



£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS120317 - 0002

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