



Grier & Partners
— LAND AND ESTATE AGENTS —

THE HAYWAIN, BURNT OAK CORNER, EAST BERGHOLT,
COLCHESTER, SUFFOLK, CO7 6TJ
RENT £1495PCM





INTRODUCTION

This well-presented Grade II listed three-bedroom property in the charming village of East Bergholt, benefits from a flexible ground floor layout with three large reception rooms. The north facing garden to the rear with well-presented courtyard area enjoys the late afternoon sun.

TERMS

Rent £1495 pcm
 Holding Deposit £345.00 (1 Weeks Rent)
 Deposit £ 1725.00 (5 Weeks Rent)
 Referencing required.
 Pets Considered.



INFORMATION

Heating is via a gas fired boiler to radiators throughout. The property is of timber-framed construction and rendered external elevation, with parts dating from the 16th century. As seen from the plaque, the external plasterers date from 1786. Windows are single glazed, w

ACCOMMODATION OVER TWO FLOORS:

FIRST FLOOR LANDING:

with stairs to ground floor and doors leading to:

CENTRAL WALK-THROUGH BEDROOM

14'5 x 13' Dormer window facing S, Feature brick fire place many exposed timbers, telephone and TV sockets, doors to bedroom one and two.

BEDROOM ONE

12' x 11'2 window facing S, Vaulted ceiling, wall and ceiling timbers exposed.

BEDROOM TWO

12'4 x 12'9 window facing S, exposed timbers.

BATHROOM

Window to the rear (N), suite includes panelled bath, wc, bidet extractor fan, fully tiled walls.

GROUND FLOOR ENTRANCE

via side passage through rear courtyard to rear hallway. Doors to cloakrooms, utility room, store room and kitchen.

KITCHEN

14' x 9'9 (max) is a T- shaped room enjoying natural light via roof lights and window overlooking the terrace. The galley style kitchen includes range of fitted wall and base units, stainless steel single drainer sink and adjacent drainer, dishwasher and gas range style cooker, secondary wash hand basin, work surface, shelves and broom cupboard, door to:

LIVING ROOM

26'6 x 11' Door and window to the front (S), Feature fire place, the room is heavily timbered with glazed door and window to the rear terrace, door to:





CENTRAL RECEPTION ROOM

15'6 x 12'4 Picture window to front (S), Open fire place with brick lined opening. Ceiling and wall timbers, door from the front leading into rear hall. Door to:

SITTING ROOM

16' x 9'4 Window to front (S), blocked fire place, this area would be an ideal smaller sitting room.

UTILITY ROOM

8'4 x 4' Window to rear (N), stainless steel single drainer sink, cupboard beneath, space for washing machine.

SHOWER ROOM

Shower, WC, and hand basin.

Please note that the shower room is shown as two WCs on the floorplan, as this was how the property was originally.



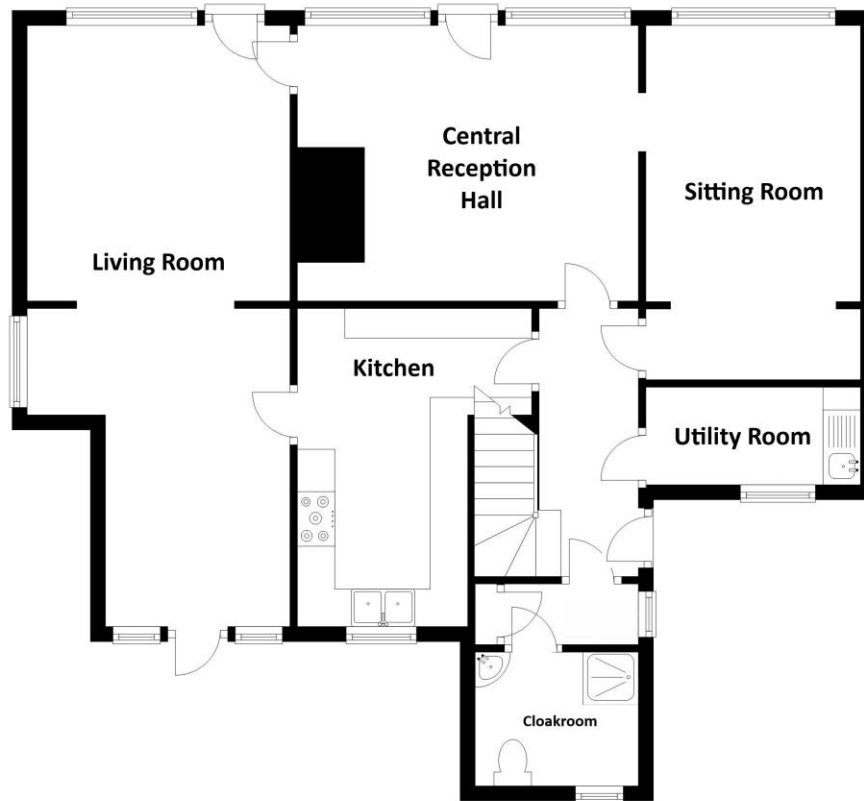
GARDEN

Side passage access from the road to the rear of the property. There is an extensive area of paved terrace and courtyard area. Steps lead up from the rear of the property to an area of grass with mature bushes to the side and a garden shed to the far end of the north facing garden.



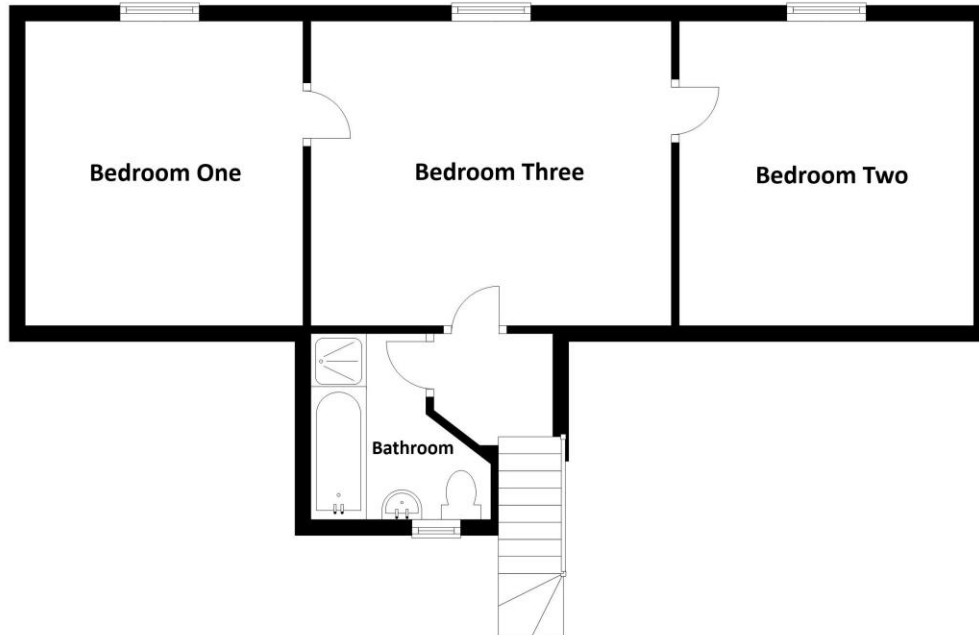


Ground Floor



The Haywain

First Floor



Grier & Partners

RESIDENTIAL LETTINGS

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential tenants are advised to recheck the measurements. Grier & Partners is a trading name of David Grier, Lesley Grier and Aidan Grier.

