

154 Bergholt Road, Colchester, CO4 5AJ



Freehold

Guide Price

£275,000

Subject to contract

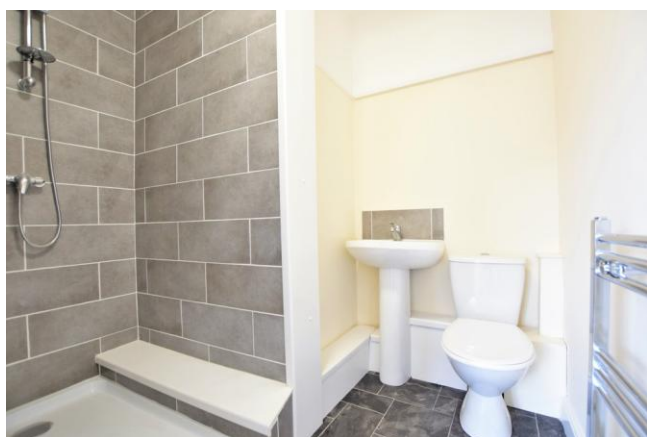
Excellent rental potential

Two x 1 bedroom apartments

1 bedroom

1 reception room

1 bathroom



Excellent investor purchase -
A spacious and well appointed
house having been skilfully
converted into two one
bedroom apartments offering
excellent rental potential in this
highly regarded road close to
the railway station and town
centre.

Some details

General information

Offered, for sale, with no ongoing chain a spacious house which has been skilfully converted into two, one bedroom apartments offering excellent rental potential.

Apartment 1

Door to kitchen/living room having worksurface with inset single drainer stainless steel sink, four ring hob with cooker hood over and oven under, fitted wall units, doors leading off (including a lockable door giving access to the lobby and apartment 2).

There is an 'L' shaped shower room with tiled shower cubicle, wash basin and a low level W.C and a light airy bedroom with picture rail and bay window to the front elevation.

Apartment 2

Door to the entrance lobby (with lockable inter connecting door to the apartment 1), stair flight to first floor landing with access to cloakroom with low level W.C and wash basin. The kitchen/living room has a worksurface with inset single drainer stainless steel sink, four ring hob with oven under and cooker hood over, fitted wall units, access to loft space and door to the lobby with further door to the front facing bedroom with bay window and en-suite shower room with tiled shower cubicle, wash basin and a low level W.C.

Apartment 1 (Ground floor apartment)

Kitchen/living room

14' 2" x 12' 9" (4.32m x 3.89m)

Shower room

13' x 8' 6" (3.96m x 2.59m) maximum measurements

Bedroom

13' 2" x 13' (4.01m x 3.96m)

Apartment 2 (First floor apartment)

Cloakroom

with two piece suite

Kitchen/living room

14' 2" x 12' 9" (4.32m x 3.89m)

Bedroom

13' x 9' 4" (3.96m x 2.84m)

Ensuite

7' max. x 6' (2.13m x 1.83m)

The outside

The property is set back from the road with the front garden being mainly retained by low walling, pathway to one side.

To the rear of the property there is an outside cupboard housing the gas fired boiler and a good size garden with a patio and lawned areas.

We are advised by the current vendors that there is off road parking to the rear and access is gained further along the Bergholt Road and is charged at the rate of around £60 per annum.

Where?

The property occupies an excellent position within easy reach of the nearby mainline railway station and to central Colchester with its excellent range of shopping and educational facilities.

Important information

Council Tax Band - Band A for each apartment

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - D

Our ref - GMB

Directions

Proceed to the north west of Colchester along the Bergholt Road where the property will be located further along on the left hand side.

Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Viewing

To make an appointment to view this property please call us on 01206 763 388.

GROUND FLOOR



1ST FLOOR



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To find out more or book a viewing

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