

73 Mumford Road, West Bergholt, Colchester, CO6 3BN



Freehold

£365,000

Subject to contract

**Sought after village of
West Bergholt**

**3 bedrooms,
1 reception room
1 bathroom**



Some details

General information

A well presented three bedroom semi-detached home situated in the highly sought after village of West Bergholt to the North of Colchester, being close to local shopping facilities and popular primary schooling.

The property is accessed via a double glazed entrance door which leads into an entrance hall which has tiled flooring and stairs rising off to the first floor.

The kitchen is located to the front and is fitted with a range of units and work surfaces with cupboards and drawers under, inset ceramic sink with mixer tap, plumbing for washing, eye level oven and grill, four ring ceramic hob, extractor fan with drawers under, tiled flooring and a double glazed window to the front.

The lounge is located to the rear having a brick fireplace with inset living flame gas fire (not tested), parquet flooring with a double glazed window to the rear and double glazed French doors to leading to the rear garden and covered patio area.

On the first floor landing there is access to the loft space, with a double glazed window to the side, giving access to all three good size bedrooms and the shower room.

The shower room is fitted with a double shower cubicle, vanity sink, WC and a double glazed window to the front.

Entrance hall

Lounge

18' 11" x 11' 2" (5.77m x 3.4m)

Kitchen

10' 2" x 9' 9" (3.1m x 2.97m)

Landing

Bedroom one

11' 4" x 10' 2" (3.45m x 3.1m)

Bedroom two

11' 3" x 8' 4" (3.43m x 2.54m)

Bedroom three

8' 7" x 8' 5" (2.62m x 2.57m)

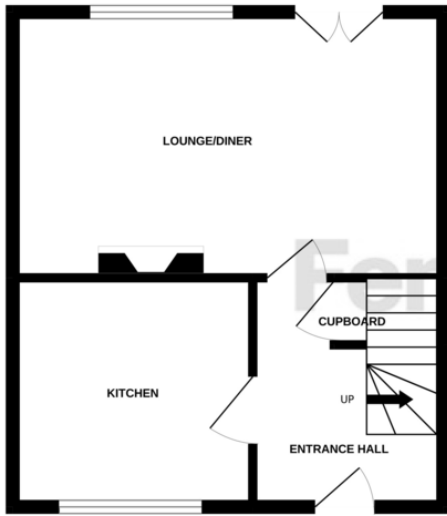
Shower room

7' 6" x 5' 8" (2.29m x 1.73m)

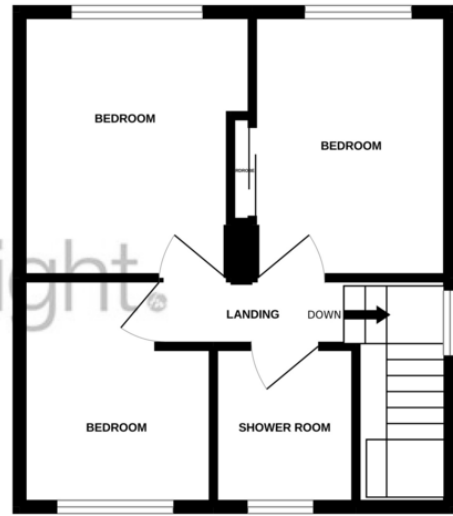


Situated in the highly desirable village of West Bergholt is this well presented three bedroom semi detached family home, offering an attractive garden with off road parking and garage, being close to the village school and shopping facilities.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Outside

There is an attractive garden to the rear with a paved patio area adjacent to the property with a covered canopy, being perfect for entertaining in all weathers. The remainder of the garden being laid to lawn, with a greenhouse and garden shed with a personal door to the garage which has power connected.

To the front, there is a block paved driveway which leads to the garage providing off road parking for two to three vehicles.



Location

The village of West Bergholt offers shopping facilities for day-to-day needs, doctors surgery, pharmacracy and good primary schooling facilities. North Station is a short distance away, offering services to London Liverpool Street and the A12 can be accessed London bound toward the M25.

Important information

Council Tax Band - C

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

Tenure - Freehold

EPC rating - TBC

Our ref - PRC

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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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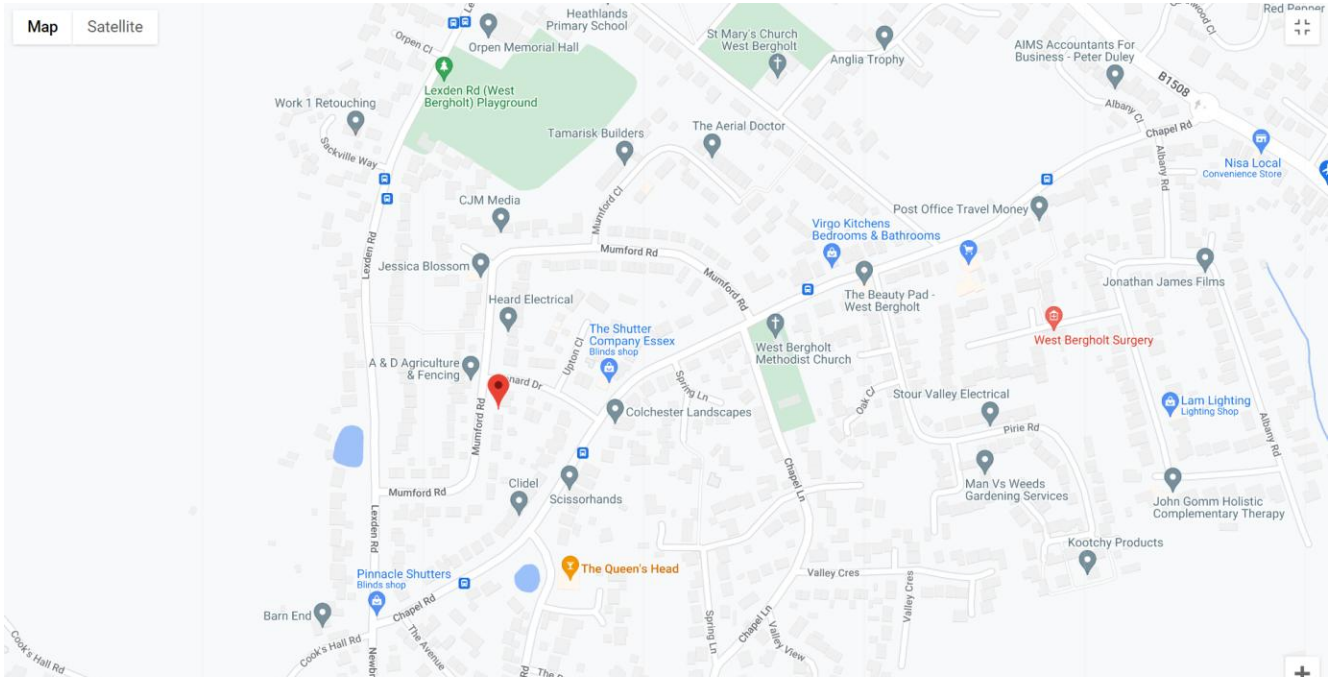
Viewing

To make an appointment to view this property please call us on 01206 216 543.

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Directions

Proceed from Colchester North Station along Bergholt Road and into the village of West Bergholt turning left into Chappel Road continuing to the end, turn right into Lexden Road and then right again into Mumford Road where the property can be found along on the right-hand side.

To find out more or book a viewing

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