

43 Colchester Road, West Bergholt, Colchester, CO6 3JQ



Freehold
£475,000

Offers in excess

Subject to contract

Popular village of West
Bergholt

3 bedrooms,
1 reception room
1 bathroom



Some details

General information

An extensive and immaculately presented three bedroom detached house situated in the ever-popular village of West Bergholt. The property benefits from a spacious lounge, 17ft modern fitted kitchen/breakfast room with a separate dining area, ground floor cloakroom, master bedroom with ensuite, and two off road parking spaces.

The property in brief comprises of a spacious hallway which has an under stairs storage cupboard, stairflight leading up to first floor, door to the cloakroom and dining room, and stylish French doors leading onto the lounge. The lounge has a double glazed patio door which leads you out to the rear garden, a radiator, and a door to the kitchen/breakfast room.

The modern fitted kitchen/breakfast room has a range of worksurfaces with cupboards and drawers under, inset stainless steel sink with drainer, light grey matt matching eye level units, integrated oven, hob and extractor hood over, space for a washing machine, a door leading you out to the side of the property, and access to the dining room which has a feature deep window. The cloakroom has a low-level w.c, wash hand basin, and a double-glazed obscured window to the front.

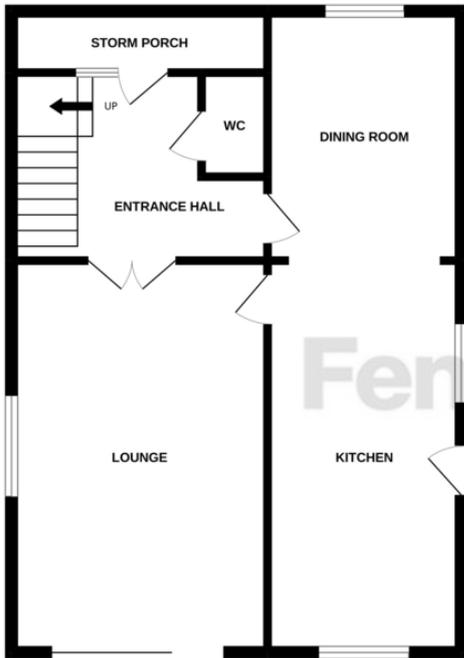
On the first floor there is a landing which has a cupboard housing the boiler, a further fitted storage cupboard, window to side and access to all three bedrooms and the family bathroom.

Bedroom one has a radiator and double-glazed window to rear, access to an en-suite shower room which has a walk-in shower cubicle low level w.c and wash hand basin. Bedroom two has a radiator and a feature deep window to front. Bedroom three has a radiator, feature deep window to front and a built-in cupboard for additional storage. The tastefully finished bathroom has a low-level w.c, panelled bath with shower attachment, wash hand basin and part tiled walls.

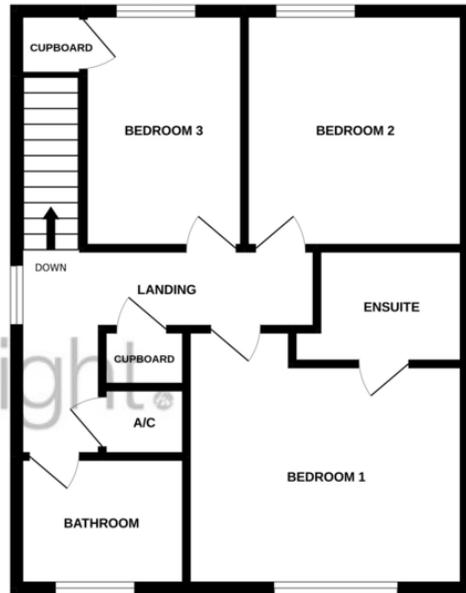


An extensive and immaculately presented three bedroom detached house situated in the ever popular village of West Bergholt.

GROUND FLOOR



1ST FLOOR



Fenn Wright

43 COLCHESTER ROAD, WEST BERGHOLT, CO6 3JQ

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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Entrance hall

Lounge

18' x 11' 9" (5.49m x 3.58m)

Dining room

11' 4" x 8' 11" (3.45m x 2.72m)

Kitchen/breakfast room

17' 11" x 8' 11" (5.46m x 2.72m)

Cloakroom

Landing

Bedroom one

12' 10" x 9' 8" (3.91m x 2.95m)

Ensuite

7' x 5' (2.13m x 1.52m)

Bedroom two

10' 11" x 10' 5" (3.33m x 3.18m)

Bedroom three

10' 11" x 7' 3" (3.33m x 2.21m)

Bathroom

7' 11" x 5' 11" (2.41m x 1.8m)



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Particulars for 43 Colchester Road, West Bergholt, Colchester, CO6 3JQ

The outside

To the front of the property there is hardstanding providing off road parking for two cars with a small lawned garden area. To the left hand side of the property there is a pedestrian side access which leads round to the rear where there is a paved patio area with formal lawned garden beyond. The garden is predominately enclosed by wooden panelled fencing and benefits from a southerly aspect.

Where?

The property is situated in the popular village of West Bergholt to the north west of Colchester's town centre. The village itself provides straight forward access down to Colchester North station with links through to London Liverpool Street in under the hour. Whilst West Bergholt has Heathlands Primary School, doctors surgery, hairdressers, 3 public houses, co-op local and newsagents and the A12 is easily accessible from this position as well.

Important information

Council Tax Band - E

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

Tenure - Freehold

EPC - C

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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