



Grier & Partners



THE ELMS, EAST END, EAST BERGHOLT,
COLCHESTER, CO7 6XA
SALE BY TENDER – GUIDE PRICE £275,000





INTRODUCTION

A most unusual opportunity to acquire a detached 1950's built chalet style property, situated in a quiet rural hamlet. The house has unfortunately suffered from considerable water damage and requires restoration. The house is being offered for sale by informal tender. All tenders to be received by 12pm on the 19th December 2023.



DIRECTIONS

coming off the A12 towards Colchester, continue along the B1070 for circa 1 ½ miles until you reach the cross roads where you turn left onto Straight Road. Continue along Straight Road to the end when you turn right at the small triangle onto East End Lane. The property is the first house on the left hand side with ample off-road parking.

INFORMATION

Built in the 1950's of cavity brick construction under a tiled roof, the property benefits from electric storage heaters throughout and ample scope to extend, modernise and renovate (subject to planning). The property also benefits from a large front garden, a rendered garage set back from the property and a large rear garden with open fields to one side and woodland to the rear. The front and rear porch were both added later.



EAST BERGHOLT

East End is a particularly charming part of the village of East Bergholt being both a quiet residential neighbourhood and also offering excellent transport links to the wider area. The village benefits greatly from a butchers shop, Fields Farm Shop and Restaurant and a Co-Op shop close by in East Bergholt. This alongside an abundance of countryside walks and strong community spirit.



SERVICES

Mains electricity, water, and drainage are all connected to the property.

Babergh District Council - 0300 123 4000

Council tax band - D

EPC Band - F

AGENTS NOTE

We draw your attention to the general condition of the property, as can be seen in the photographs the house suffered from water damage earlier this year and will require considerable reinstatement works.





PORCH

full height glass windows and doors, door into the:

HALLWAY

11'10 x 6'03 double height hallway (16'08), window to the front, stairs to first floor, understairs storage, door into the kitchen and into the:



SITTING ROOM

19'11 x 12'08 windows to three sides allowing lots of light into the room, electric storage heater, fireplace

KITCHEN

7'10 x 14'08 window to the rear, electric storage heater, sink, floor mounted units, space for oven and dishwasher, door leading into the:

UTILITY

5'07 x 4'03 ample shelf storage, space for washing machine and tumble dryer



DINING ROOM

10'01 x 12'05 window to the front, electric storage heater

BATHROOM

6'00 x 7'01 Window to the side, WC, Bath, hand wash basin

LANDING loft access, door into:



BEDROOM ONE

13'05 x 12'09 window to the side, built in storage, electric storage heater

BEDROOM TWO

12'08 x 13'05 window to the side, built in storage, electric storage heater



OUTSIDE

REAR GARDEN measuring circa 90 ft in length, the garden is private, enjoying empty fields to one side and trees to the rear. Mainly laid to lawn with mature shrubs and trees marking the boundary. The garden also benefits from a shed, log store greenhouse and small pond.

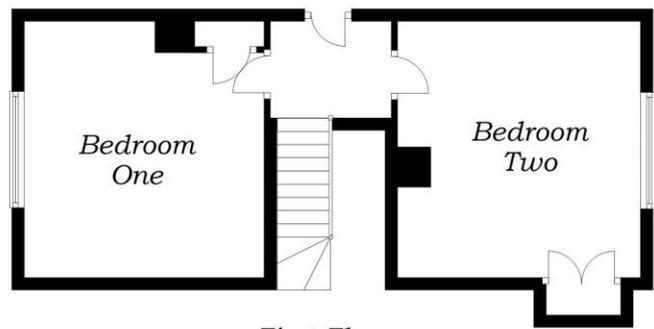
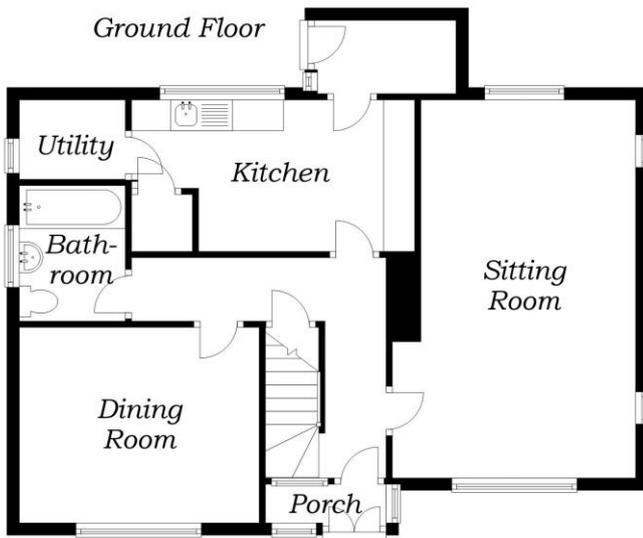
FRONT GARDEN the front garden offers ample space for multiple cars, partly laid to lawn with the other part being gravel driveway leading to the garage. The garage offers good storage space with up and over door set back from the house. Thick 7ft hedge marks the boundary to the front separating the road from the property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	23 F	
1-20	G		

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LAND AND ESTATE AGENTS



First Floor

