



9 WILLIAM SIMS CLOSE, WEST BERGHOLT,

COLCHESTER, ESSEX, CO6 3FF

NP NICHOLAS
PERCIVAL

Located upon a quiet turning in the popular village of West Bergholt is this very well-presented three bedroom detached family home. The property comprises a sitting room with cosy log burner, kitchen / dining room, main bedroom with en-suite shower room, family bathroom and cloakroom. There is a single garage with accompanying off road parking and an enclosed rear garden. A management service charge of c£150 per annum applies. The balance of the NHBC Warranty Applies c7 years. Tenure Freehold | Gas Central Heating | EPC B | Council Tax Band D



Property

This very well presented three bedroom detached family home opens to a dual aspect sitting room with cosy log burner, which sits within an exposed brick surround.

The kitchen / dining room (which is dual aspect) features an integrated NEFF oven with accompanying gas hob and extractor hood. There is an integrated Hotpoint dishwasher and integrated Hotpoint fridge-freezer. To the rear of the kitchen area there is space and plumbing provided for a washing machine. Ample storage is provided by a good array of cupboards and drawers. French doors from the

kitchen / diner allow access to the patio and garden beyond.

The cloakroom completes the ground floor accommodation, comprised of toilet and handbasin.

Ascending the stairs to the first floor, the main bedroom benefits from built in wardrobe space and the accompanying en-suite shower room features a shower cubicle, handbasin, toilet and heated towel rail.

The second bedroom (to the front of the property) has a built-in cupboard and the third bedroom is presently used as a work from home office. There are two useful

storage cupboards located on the landing, one of which is the airing cupboard.

The family bathroom completes the internal accommodation and features a bath with shower hose mixer attachment, toilet, handbasin and heated towel rail.

Outside

To the front of the property, off road parking is provided via a driveway that leads to the single garage, with both power and lighting supplied, and personnel door to the rear.

A gated entrance provides access to the enclosed rear garden, that features a patio adjacent to the kitchen / dining room, and that provides an excellent space for

relaxation and entertainment. The garden itself is mainly laid to lawn.

Situation

West Bergholt is a very popular village to the West of Colchester. The village offers a good range of local services including a village store, post office, Doctors' surgery, two public houses and a primary school that was rated as 'Good' in the last Ofsted report. West Bergholt is ideally placed to enjoy the rolling countryside of North Essex and South Suffolk, whilst being exceptionally well connected, with easy access to the mainline railway station in Colchester (for connections to London, Liverpool Street, Ipswich, and Norwich)



and the A12. The city of Colchester offers all the leisure, recreational and shopping facilities expected of a major regional centre, as well as some excellent secondary schooling options in both the private and state sectors.

Agents Notes

Please note an annual management service charge of circa £150 across the last 12 months.

Our particulars are produced in good faith but can only be used as a guide to the property. If there is any point of particular importance to you, please contact the office

and we will do our best to answer any queries prior to any viewing of the property. Any measurements quoted are for guidance only. No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same. These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.





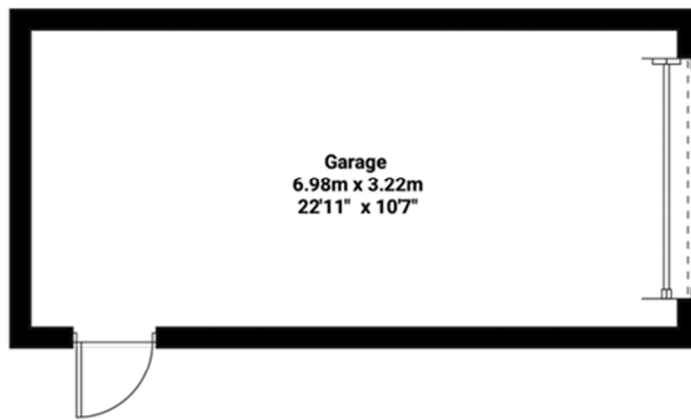
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. **SERVICES:** Mains electricity, gas, water and drainage are connected. **TENURE:** The property is being offered for sale via private treaty freehold with vacant possession upon completion. **LOCAL AUTHORITY:** Colchester Borough Council, Tel 01206 282 222. **COUNCIL TAX:** Band D. **RIGHTS OF WAYLEAVES & EASEMENTS** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. **VIEWINGS:** Strictly by appointment via Sole Agents Nicholas Percival (01206 563 222 / sales@nicholaspercival.co.uk).

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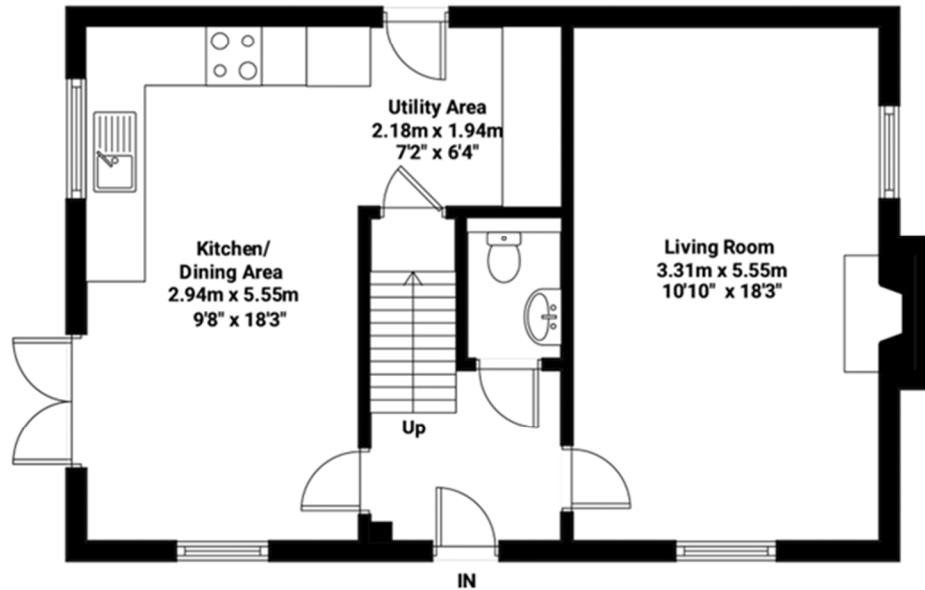
NICHOLAS PERCIVAL are proud to be members of;





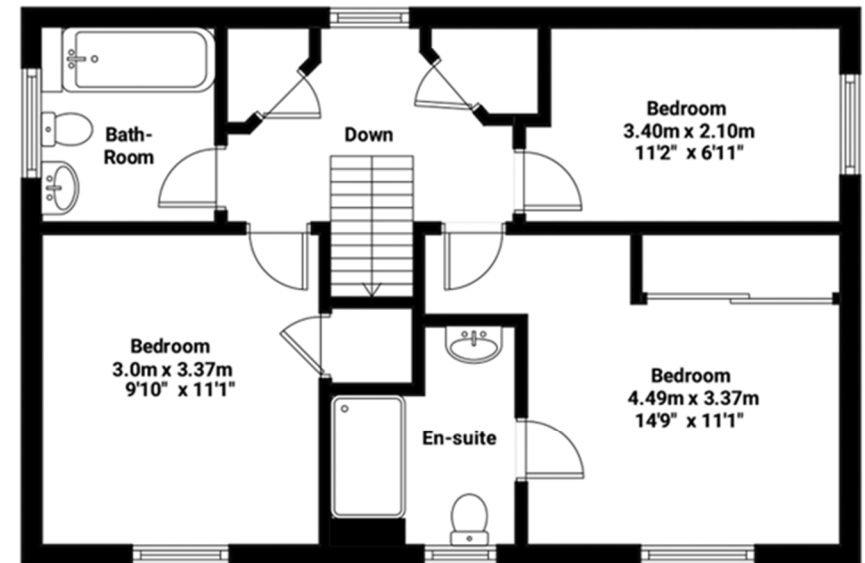


Ground Floor



TOTAL APPROXIMATE FLOOR AREA :
1227.3 sq ft (114.02 sq mt)
House : 985.3 sq ft (91.54 sq mt)
Garage : 241.9 sq ft (22.48 sq mt)

First Floor



William Sims Close, West Bergholt

Illustration for identification purposes only. Measurements are approximate and not to scale.

