



- Deposit £1,609.61
- Unfurnished
- Charming 1840's Cottage
- Available immediately

1 Heath Road, Colchester, Suffolk, CO7 6RL

Rent £1,395 pcm



Property Description

INTRODUCTION

This charming 2 bedroom mid-terraced cottage on Heath Road, East Bergholt is believed to date back to 1840. The cottage benefits from an abundance of character and period features whilst having been updated by the current landlord. The property offers a large sitting room, dining room, fitted kitchen, 2 generous bedrooms and a surprisingly long rear garden. We highly recommend a viewing.

INFORMATION

All mains connected to the property, heating is via a gas fired boiler to radiator throughout

EAST BERGHOLT

has the benefit of a good range of local facilities including a general store and post office, baker, chemist, GP surgery and medical centre. Parish, Congregational Churches and many local associations. The village provides educational facilities from pre-school age to GCSE, sixth form colleges in Colchester and Ipswich. There are several independent schools in both nearby towns and throughout the area. A12 links to the M25 and A14. Regional Airport is Stansted, approximately an hour by car. There is a mainline railway station in Manningtree, with a journey time of around an hour to London Liverpool Street. The village is famous for its historical connections with John Constable RA, and the landscape he painted is still very much the same today. From the village there are numerous footpaths giving direct access into this Area of Outstanding Natural Beauty. The village benefits from a great sense of community and offers attractions for every age demographic.

TERMS

- Deposit £1,609.61 (5 weeks rent)
- Pets considered
- Rent exclusive of all utilities
- Fixed 12 month tenancy
- Non smoking
- References required
- Rent £1,395 pcm





PORCH

Glazed front door, built in shoe rack, door into the:

SITTING ROOM 13'05 x 11'08

Window to the front, fireplace with log burner, radiator, engineered oak flooring, door into the:

DINING ROOM 8'04 x 8'10 (including Staircase)

Radiator, stairs leading to first floor, under stairs storage, door into the:

BATHROOM 8'10 x 4'02

Window to the rear, hand wash basin, heated towel rail, WC, bath with overhead shower



KITCHEN 5'07 x 11'00

Bayed window to the rear, oven, induction hobs with overhead extractor, tiled flooring, space for washing machine, fridge and dishwasher, ample wall and floor cupboards creating great storage, back door leading to garden

BEDROOM ONE 12'11 x 11'08 (max)

Double glazed windows to the front, radiator, feature fireplace

BEDROOM TWO 9'10 x 8'11 (max)

Double glazed windows to the rear, radiator built in wardrobes, cupboard with Baxi boiler inside



GARDEN


The rear garden is taken in a northerly aspect enjoying the sun in different parts of the garden all day, mainly paved with an area of grass at the rear of the garden, an area of decking creates a great space to have seating as it catches the sun from the afternoon until the evening, small shed at the bottom of the garden, surrounded by mature trees and shrubs with flower beds along the side of the garden

To the front

Separated by a 4 foot hedge from the road, mainly shingle with a path leading to front door and hard standing area for the bins, a 4 foot brick wall and picket fence mark the boundaries to each side



This floor plan is not to scale and is for illustrative purposes only.
We make no guarantee, warranty or representation as to its accuracy and completeness.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential tenants are advised to recheck the measurements