



**Grier & Partners**  
— LAND AND ESTATE AGENTS —

5 CHAPLIN ROAD, EAST BERGHOLT, COLCHESTER,  
SUFFOLK, CO7 6SR  
ASKING PRICE OF £440,000





## INTRODUCTION

This 3 bedroom property on Chaplin Road offers the purchaser the opportunity to renovate and update to a purchaser's requirements in the desired village of East Bergholt. The property benefits from ample ground floor living space, three large bedrooms, large rear garden and ample off road parking to the front. We highly recommend a viewing.



### INFORMATION

built in the 1970's of brick construction under a tiled roof with wooden elevations, double glazed windows and doors throughout, heating provided by gas fired boiler to skirting radiators throughout

### DIRECTIONS

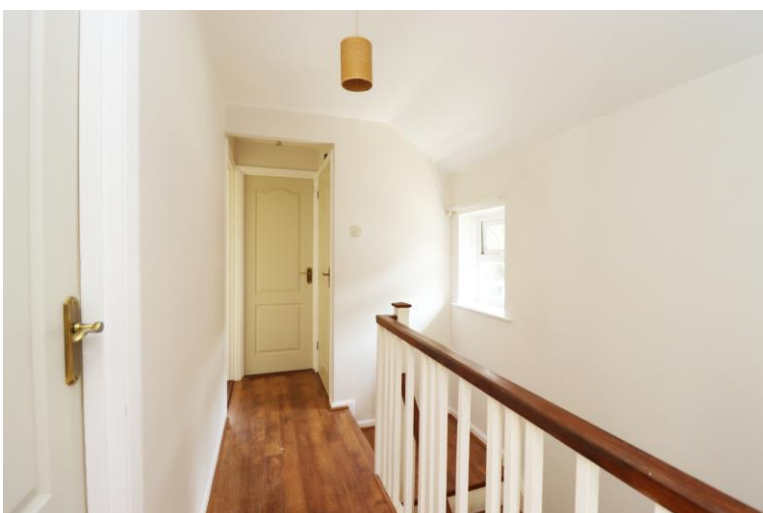
coming off the A12 towards East Bergholt, continue along Hadleigh Road for about 0.8 miles until you reach Gaston Street on the right hand side, Turn down Gaston Street and continue until you reach Chaplin Road on the left hand side, Turn down Chaplin Road where the property is the third house on the left hand side with off road parking in front of the property.

### SERVICES

all mains services are connected to the property, heating provided by gas boiler, ultrafast broadband available, council tax band - D, Energy performance certificate - ..., Babergh district council contact - 0300 123 400

### EAST BERGHOLT

has the benefit of a good range of local facilities including a general store and post office, bakery, 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.





Accommodation over two floors, on the first floor:

**BEDROOM ONE**

17'11 x 9'04 window to the front, radiator

**BEDROOM TWO**

11'08 x 9'11 window to the rear, radiator

**BATHROOM**

6'10 x 5'09 window to the rear, WC, hand wash basin, bath with overhead shower

**BEDROOM THREE**

11'08 x 8'09 window to the side, radiator, loft hatch

**LANDING**

window to the side, airing cupboard

**On the ground floor:**

**SNUG**

16'05 x 11'07 window to the front and side creating a light room, radiator, fireplace with log burner

**HALLWAY**

16'04 x 5'11 entrance via glazed front door, stairs to first floor, radiator, open into the:

**SITTING/ DINING ROOM**

17'11 x 9'10 French sliding doors into the rear garden, radiator, floor mounted boiler, door into the:

**WC**

8'05 x 5'01 (reducing to 2'10) two sky lights providing natural light, WC, hand wash basin

**KITCHEN**

12'04 x 7'09 window to the rear, ample floor and wall mounted units, stainless steel sink unit, space for fridge/ freezer, washing machine, oven unit, door into the:

**REAR HALL**

8'08 x 5'04 large glazed rear window, wall mounted storage, rear glazed door into the rear garden



## OUTSIDE

### Rear Garden

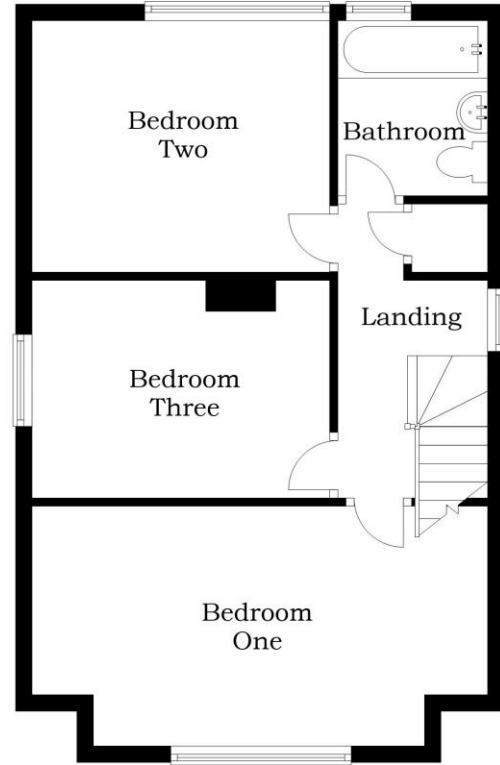
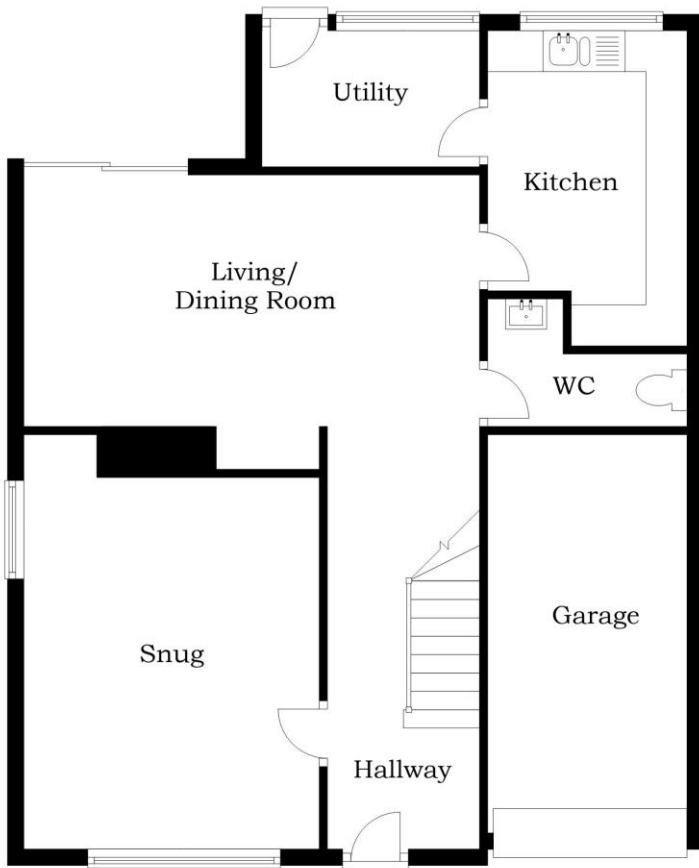
brick paved extends to the majority of the garden. A large hedge marks the boundary at the rear of the garden with 6 foot fencing marking the boundary at either side, flowerbeds follow the boundary to the side and rear with a few mature shrubs and hedges, a raised area with shed is found in the back corner of the garden, side entrance to the left of the property from the front garden, a second shed is found to the left of the property with an area of shingle providing a bin store



### Front Garden

ample off road parking with access via a dropped curb from Chaplin Road. A small area of mature shrubs can be found at the of the property with a semi-circle area of shingle with a small tree in the middle of the driveway at the front. A side door grants access to the rear garden. The GARAGE can be found on the right hand side with access via a wooden up and over door with lighting and power connected.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		