



Grier & Partners
— LAND AND ESTATE AGENTS —

WINDREAT, ELM ROAD, EAST BERGHOLT,
COLCHESTER, SUFFOLK, CO7 6SG
ASKING PRICE OF £295,000





INTRODUCTION

Situated in a central location within the desired village of East Bergholt, this two bedroom bungalow offers ample living space, large rear garden, off road parking and scope for updating and modernising to a purchasers requirements. We highly recommend a viewing.

INFORMATION

built in the 1920's of concrete construction with rendered elevations under a tiled roof with later extension, heating via gas fired boiler to radiators throughout, double glazed windows and doors throughout



DIRECTION

coming off the A12 into East Bergholt, continue along Hadleigh Road for circa 1 mile entering the village until you reach a triangle junction joining Gaston Street. Turn down Gaston street passing the Carriers Arms public house and passing Chaplin Road on your left until you reach Elm Road on your right hand side. The property can be found by using the second driveway on the right hand side.

SERVICES

all mains services are connected to the property, Ultrafast broadband available, Council Tax Band - C, Energy Performance Certificate - E, Babergh District Council Contact - 0300 123 4000

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.



Accommodation over a single storey

HALLWAY

9'00 x 3'09 entrance via glazed front door, radiator, airing cupboard

BEDROOM ONE

12'01 x 12'01 large windows to the front of the room letting in ample natural light, radiators to two sides





BEDROOM TWO

11'11 x 7'11 window to the side, radiator, feature fireplace with electric fire

WET ROOM BATHROOM

8'09 x 7'11 window to the rear, WC, hand wash basin, walk in shower, heated towel rail

SITTING ROOM

12'02 x 12'02 large windows to the front of the room letting in ample natural light, radiator, feature fireplace with electric fire, open plan into the:

DINING ROOM

12'02 x 8'11 large windows to the side, radiator, cupboard with hot water tank and gas boiler, sliding door into the:

KITCHEN

9'11 x 9'11 large windows to the rear, stainless steel sink unit, ample floor and wall cupboards, radiator, space for oven, washing machine, dishwasher, fridge/ freezer, door into the:

UTILITY ROOM

5'09 x 5'09 large windows to three sides, space for washing machine and tumble dryer, rear door into the:

GARDEN

Area of patio at the back of the property, mainly laid to lawn with a large number of mature shrubs, trees, plants and flowers filling the well proportioned rear garden, a large wooden shed on hard standing concrete, small areas of patio can be found around the garden with seating providing sun trap areas to sit throughout the day.

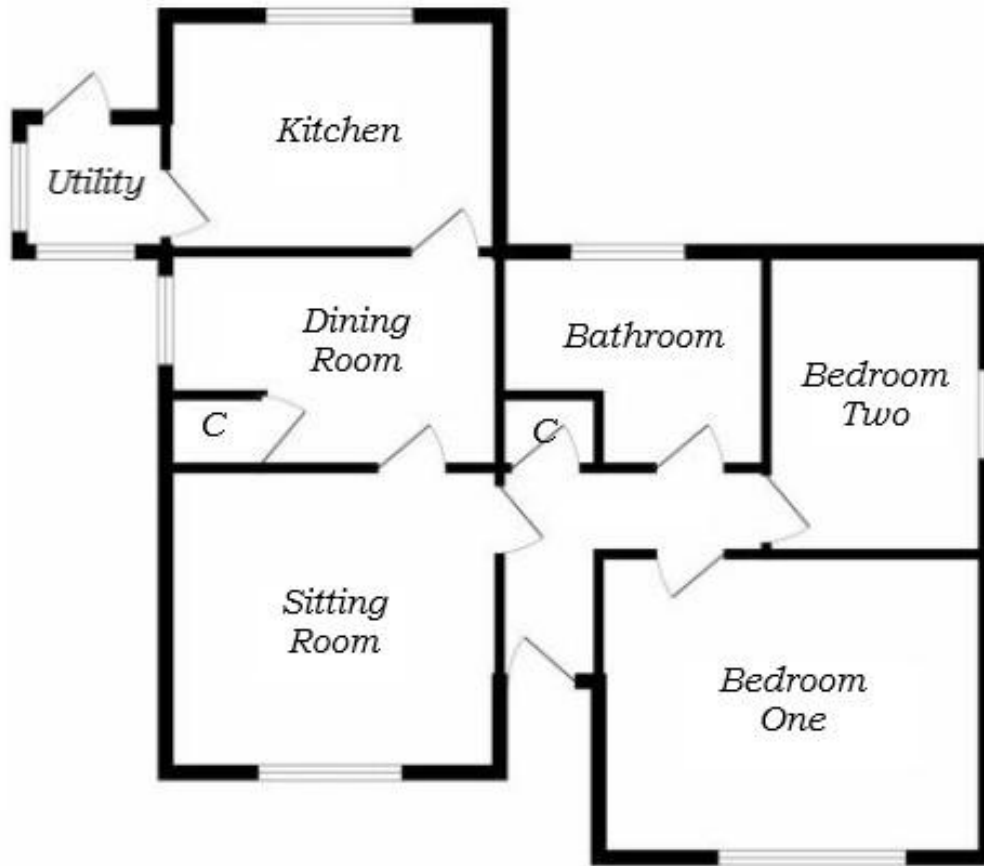
To the front of the property there is off road parking for at least 2 vehicles accessed via Elm Road. Ample mature shrubs, hedges and trees create boundaries from neighbors either side, a side gate to the left of the property providing access to the rear garden, an area of shingle with a mature tree in the middle, a pathway provides access from the driveway to the front door.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		