



Grier & Partners
— LAND AND ESTATE AGENTS —

3 RICHARDSONS ROAD, EAST BERGHOLT, COLCHESTER,
SUFFOLK, CO7 6RP - RENT £1,550 PCM





INTRODUCTION

Available immediately, this three bedroom bungalow offers spacious and light accommodation and ample parking for a number of vehicles to the front. The property has the added benefit of FIELD VIEWS to the front and is located within a reasonable walking distance of the village centre, schools, Dr's surgery and village amenities.



TERMS

- Rent £1,550 pcm
- Deposit £1,788.46 (5 weeks rent)
- Pets Considered
- Utility bills not included within the rent



SERVICES

heating is via a gas fired boiler to radiators throughout, ultrafast broadband available, 4G mobile coverage available, EPC - D, Babergh District Council Tax Band - D, Risk of Flooding - 'Very Low'.

DIRECTIONS

From the A12 follow the B1070 towards East Bergholt. Continue towards the village passing the Carriers Arms PH on your right. Turn right just past the Hare and Hounds PH into Chaplin Road. Follow the road, turn first left onto Richardson's Road and along to where the road turns a corner. The property can be found on the right hand side facing the field.

EAST BERGHOLT

has the benefit of a good range of local facilities including a modernised general store and post office, bakers, chemist, GP surgery, medical centre, Parish Church, Congregational Church along with many local associations. The village provides education facilities from pre-school age to GCSE with sixth form colleges available in Colchester and Ipswich. There are several independent schools in both the local and major towns and throughout the area. A12 links to the M25 and A14. Regional Airport is Stansted, approximately an hour by car. The mainline railway station in Manningtree provides a regular service to London Liverpool Street (approx. 1 hour). 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.



ENTRANCE HALL

Entrance via a glazed front door with windows either side, coats cupboard, door into the:

SITTING / DINING ROOM

L-shaped room (20'08 x 8'09 one side and 18'00 x 11'10 the other) Double sized window to the front, radiators, glazed sliding door into the conservatory and door into the:

KITCHEN / BREAKFAST ROOM

9' 05" x 17' 05" (2.87m x 5.31m) Two windows to the rear, side door into the garden, gas hobs, built in oven, microwave, freezer, washing machine, ample unit space with floor and wall mounted cupboards, door into the:





GARAGE

window to the side, up and over door, light and power connected

CONSERVATORY

Double doors into the garden, tiled flooring

WC

WC, hand wash basin, window to the front

INNER HALLWAY

doors to all bedrooms, airing cupboard with hot water tank and shelves, door into the:



BATHROOM

8' 02" x 6' 00" (2.49m x 1.83m) window to the rear, radiator, WC, hand wash basin, bath with overhead shower

BEDROOM ONE

16' 06" x 10' 10" (5.03m x 3.3m) Window to the front, mirrored wardrobe, radiators

BEDROOM TWO

14' 09" x 8' 11" (4.5m x 2.72m) window to the rear, radiators



BEDROOM THREE

10' 11" x 8' 04" (3.33m x 2.54m) window to the rear, shower cubicle in the corner of the room, built in storage

GARDEN

side gate to the left of the garage, summer house, greenhouse, mainly lawn with an area of patio providing space to sit during the day.



To the front, ample off road parking is available Infront of the property. a couple of flower beds can be found at the base of the property.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |