



Grier & Partners
— LAND AND ESTATE AGENTS —

28 COLLINGWOOD FIELDS, EAST BERGHOLT,
COLCHESTER, SUFFOLK, CO7 6QN
ASKING PRICE OF £235,000





INTRODUCTION

Situated in Collingwood Fields within the desired village of East Bergholt, this two bedroom mid-terraced property offers bright, well-proportioned accommodation ideal for first-time buyers, downsizers or investors. With great potential to modernise to a buyers requirements, this property is conveniently positioned for village amenities, countryside walks and commuter links. We highly recommend a viewing.

INFORMATION

Originally built in the 1990's of cavity brick construction under a tiled roof, benefitting from electric panel heating throughout, double glazed windows and doors throughout, hot water provided via hot water tank on the first floor.

DIRECTIONS

Coming into East Bergholt from the A12, continue along the B1070 into the village and take the first right onto Hadleigh Road. Take the first left onto Collingwood Fields and follow the road to the right where you can find the property on the right hand side with allocated parking to the front.



SERVICES

- Mains water, electric, and drainage are connected to the property
- Local Babergh District Council contact: 0300 123 4000
- Ultrafast broadband is available via Openreach and County Broadband (www.ofcom.org.uk)
- 5G is available in the area via EE, Vodafone and O2 (www.ofcom.org.uk)
- Council Tax Band – B
- Energy Performance Rating – tbc

EAST BERGHOLT

East Bergholt has the benefit of a good range of local facilities, including a newly opened large Co-op with a Post Office, chemist, GP surgery, and medical centre. The village also benefits from parish and congregational churches, as well as many local associations.

The village provides excellent educational facilities, from pre-school and primary school to high school, with access to sixth-form colleges in Colchester and Ipswich. There are also several private schools in nearby villages throughout the area, all with great reputations.

East Bergholt also offers ideal transport links, being only a few minutes' drive to the A12, which connects to the M25 towards London and the A14 to the north. Stansted Airport is easily accessible, being approximately an hour's journey by car. Direct National Express buses also operate from both Ipswich and Colchester. There is a mainline railway station in Manningtree, with a journey time of around one hour to London Liverpool Street.

There is a wide range of pubs, restaurants, and cafés in the village offering a variety of food and drink. The Red Lion pub has been taken over by the Chestnut Group, offering a selection of drinks and food, from breakfast to pizzas and pub classics. Across the road is Gaia, a Latin-influenced café serving a selection of exciting dishes with diverse flavours. It offers several tables, including a courtyard at the back-a lovely spot for a coffee. Further up the road, you will find the Hare & Hounds and The Carriers Arms, two traditional, cosy pubs with excellent food and a fine selection of classic ales.





PORCH

Accessed via a secure UPVC front door, this space benefits from a coats cupboard, built in doormat and door into the:

SITTING/ DINING ROOM

15'4 x 13'3 window to the front, wood veneer flooring, fitted shelving to side, timed electric panel heater. Stairs to the first floor and door into the:

KITCHEN

13'2 x 8'1 window and door to the rear garden. Well presented practical kitchen with a range of wooden fronted wall and base units to three sides. Electric oven and induction hob with extractor above, space for full height fridge/ freezer, washing machine and dish washer. Ample work surface with attractively tiled splash-backs and inset sink and drainer. Large larder/storage cupboard to side, timed electric panel heater.



LANDING

6'1 x 6'3 doors to first floor rooms and the spacious airing/storage cupboard contains the immersion heated hot water cylinder, landing and stairs carpeted with a wooden banister.



BEDROOM ONE

13'3 x 10'9 two windows to the front, over stairs cupboard with hanging rail, wood veneer flooring, timed electric panel heater.

BEDROOM TWO

12'9 x 6'6 window to the rear overlooking the garden, wood veneer flooring, timed electric panel heater.

BATHROOM

7'1 x 6'3 opaque window to the rear, particularly well appointed bathroom, inset bath with folding screen and shower above. Tiled walls to ceiling height, wash basin inset to vanity unit with storage draws, w/c and full height heated towel rail. Tiled floor, extractor fan and central light.





OUTSIDE

42'2 x 13'8 West facing rear garden, laid predominantly to lawn with an area of patio adjacent the rear of the house. Well defined fenced boundaries to the foot of the garden, where there is a garden shed and rear access via passageway behind the row of houses.

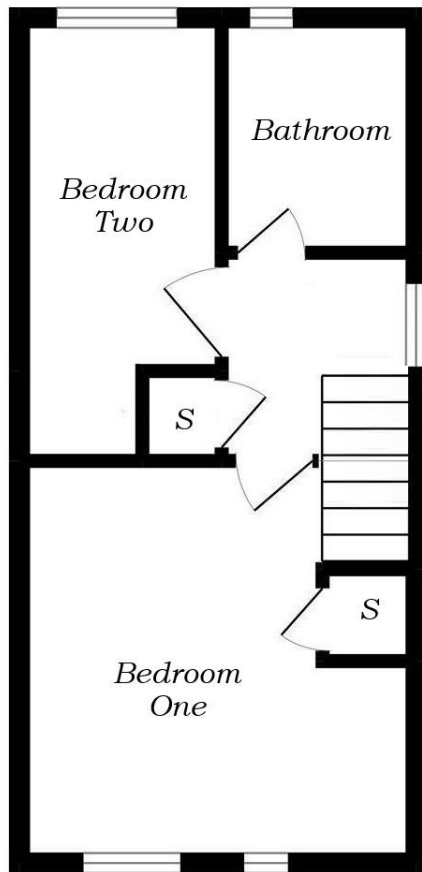
FRONT GARDEN

is laid to artificial lawn with a picket fence marking the boundary to each sides. Allocated Parking area in front of the property for two cars with additional parking in the close.

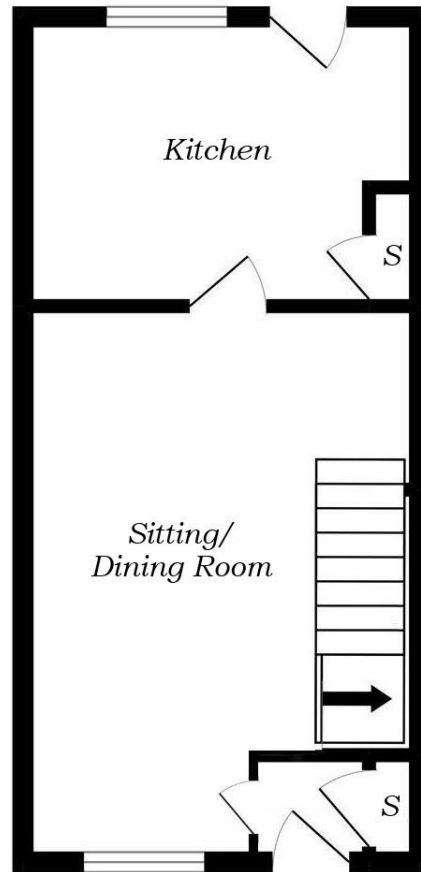


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First Floor



Ground Floor

EPC Graph Pending....