



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

2 ELIZABETH COTTAGES, EAST END, EAST BERGHOLT,  
COLCHESTER, SUFFOLK, CO7 6XQ  
ASKING PRICE OF £245,000







#### INTRODUCTION

Nestled in the sought-after East End of East Bergholt, this charming two-bedroom mid-terrace property offers an attractive blend of character and flexibility. The home is well presented throughout and benefits from two large bedrooms, kitchen, sitting/ dining room, conservatory and private rear garden. The property is conveniently located for local amenities, countryside walks and excellent transport links, making it an ideal choice for first-time buyers, downsizers or those seeking a peaceful yet well-connected home.



#### INFORMATION

Built in the late 1990's of brick and block construction with rendered elevations under a tiled roof. Heating is via a gas fired boiler to radiators throughout and hot water via cylinder on the first floor. Double glazed UPVC windows and doors throughout the property. Allocated off-road parking is available.



## SERVICES

- Mains water, electricity, gas, and drainage are connected to the property
- Heating is via a gas boiler to radiators throughout
- Local Babergh District Council contact: 0300 123 4000
- Ultrafast broadband is available via Openreach and County Broadband ([www.ofcom.org.uk](http://www.ofcom.org.uk))
- 5G is available in the area via EE, Vodafone & O2 ([www.ofcom.org.uk](http://www.ofcom.org.uk))
- Council Tax Band – C
- Energy Performance Rating – C

## 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.







## DIRECTIONS

Coming from the A12, join the B1070 and continue through East Bergholt for circa 1.5 miles. Turn left at the cross junction onto Straight Road and continue for  $\frac{3}{4}$  of a mile then take the first right onto Park Road. Continue along Park Road for  $\frac{1}{2}$  a mile where you should take the first left onto East End Lane where the property can be found on the left with allocated off-road parking available.

## ACCOMMODATION

over two floors, on the ground floor:



## ENTRANCE HALL

accessed via a secure UPVC front, tiled flooring, stairs to the first floor, doors into the Sitting/ Dining room and the:

## KITCHEN

9'10 x 7'2 Window to the front, a range of wall and base units to three sides, electric oven with gas hobs and extractor above, tiled splash back, space for dishwasher and fridge/ freezer.

## SITTING/ DINING ROOM

16'0 x 13'5 Window to the rear, understairs storage cupboard, electric feature fireplace, a light and flexible room, double doors into the:



## CONSERVATORY

11'5 x 9'9 Large double glazed windows to three sides, this is an excellent additional space allowing for multiple uses, sliding door out into the rear garden.

## ON THE FIRST FLOOR:

## LANDING

Doors into all rooms, loft access.

## BEDROOM ONE

13'5 x 12'1 Windows to the front, built in wardrobes, over stairs cupboard housing the boiler.

## BEDROOM TWO

11'10 x 7'2 Velux window to the rear.



## BATHROOM

Velux window to the rear, tiled walls to chest height, WC, hand wash basin, bath with wall mounted shower and folding glass screen.





## OUTSIDE

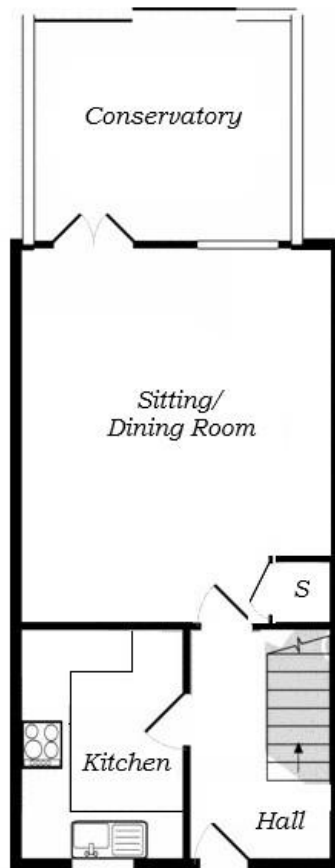
To the rear, a large wooden decking area provides ample space for garden furniture and seating. A sheltered BBQ area can be found at the end of the garden with shingle separating the end of the garden with the wooden decking. The rear garden is low maintenance with six foot fencing marking the boundaries to three sides and a gate at the bottom providing rear access to the property.

To the front, the shared off-road parking area is primarily shingle with flowerbeds surrounding the whole driveway and some large shrubs and small trees helping separate the parking area from the road. A personal flower bed can also be found at the base of the property with a range of shrubs and flowers.

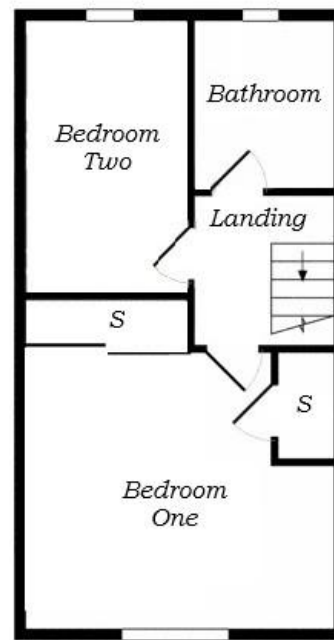


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Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		114 A
81-91	B		
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		