



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

## Gaston Street

East Bergholt, Colchester, CO7 6SB

- Village Location
- Character Property
- Well proportioned rooms
- Pets Considered

**Rent £1,300 pcm**

EPC Rating '49'





## Property Description

### INTRODUCTION

available from November to rent on a long term basis, this rebuilt circa 1700 cottage has a wealth of period character charm and features with the benefit of modern central heating, electrics and plumbing. Garden to the front and rear with parking for three cars accessed via Elm Road.

### INFORMATION

Situated close to the village centre on Gaston Street, this cottage has a wealth of history from its use as the village police station to the recent rebuild and much more between. The property is offered for rent long term. An ideal tenant will suit period property and be willing to work on the upkeep of the garden. There is reduced head height in multiple parts of the cottage and uneven floors normally associated with buildings of this age and style.

### TERMS RENT

£1300 PCM Long Term Tenancy Desired.

Deposit £1500 (5x weeks rent)

Rent exclusive of utilities and council tax, Gardener Included in the rent.



Heating via gas fired boiler to radiators throughout  
Broadband is available to the property.

EPC E

Babergh District Council Band C

#### **BEDROOM ONE**

18'04 x 14'11 reduced height to sides, window to front, hand-built storage with open shelves wardrobe itself open to the chimney and additional storage behind. Hardwood bare floor boards, stairwell to the ground floor sitting room with doorway at the foot of the stairs. Interconnecting door to:

#### **BEDROOM TWO**

13'02 x 11'05 reduced head height to sides, window to the rear, further hand built storage with shelves and wardrobe, hardwood floor boards and furniture hatch. Door to open-tread stairs to the ground floor:



#### **KITCHEN**

14'09 x 9'09 entrance via wood panel door to the side, window to side and front providing ample light. Bare brick flooring and restored exposed beams, alcove to rear with window to side space and plumbing for washing machine. Kitchen itself has base units to two sides under a hardwood work surface, painted wooden doors, ample storage inset butler sink to work surface, inset hob and built in electric cooker. Door to the:

#### **BATHROOM**

11'02 x 5'07 window to the side, brick herringbone flooring, panelled bath with shower head and tiled wall, pedestal wash basin, w/c and extractor fan.



#### **DINING ROOM**

15'05 x 8'01 window to the side, glazed door to the hallway and open via beams to the kitchen, hardwood flooring and exposed ceiling beams.

#### **HALL**

5'01 x 4'03 part glazed door to the side entrance area, exposed brick floor, pull cord door bell, door to the dining room and:

#### **SITTING ROOM**

17'02 x 14'09 windows to the front and both sides, hardwood floor, feature brick fireplace with log burner and ample space to sides for log storage. Room measurements include deep storage cupboard and passageway with window to the stairwell to bedroom one. Low beams, further door back to the kitchen.

#### **OUTSIDE**

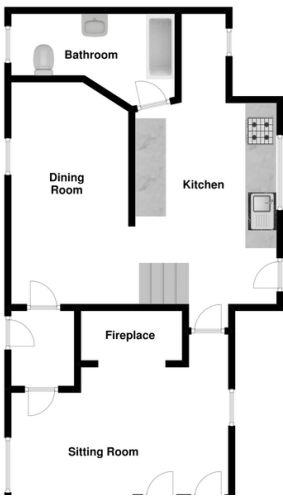
to the front an area of lawn is followed by a gate to Gaston Street. To the Southern side, door can be approached before a low brick wall separates the front and rear garden. Pathway to the Northern side leads to a patio area and the side kitchen door, sheds to the side. The rear garden is accessed via a concrete parking area from Elm Road and is of a good size.





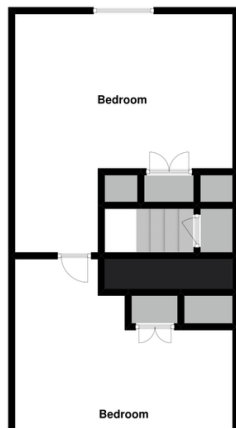
**Ground Floor**

Approximate Floor Area  
61 Sq.Metres  
657 Sq. Feet



**First Floor**

Approximate Floor Area  
52 Sq Metres  
560 Sq. Feet



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

The Old Shop  
The Street  
East Bergholt  
Colchester

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential tenants are advised to recheck the measurements