



- Period Property
- Spacious Accommodation
- Three bedrooms
- Two bathrooms

Mill Road, Colchester, Suffolk, CO7 6UP

Rent £1,600 pcm

A charming three bedroom period property on the outskirts of East Bergholt. The property has spacious accommodation on the ground floor with high ceilings and charming features typical of properties of this age.. Gardens to the side, walled, and rear with ample storage and privacy. Contact us to arrange a viewing.



## Property Description

### INTRODUCTION

A charming three bedroom period property on the outskirts of East Bergholt. The property has spacious accommodation on the ground floor with high ceilings and charming features typical of properties of this age. Having just been fully re-decorated and modernised throughout. Gardens to the side, walled, and rear with ample storage and privacy. Contact us to arrange a viewing.

### TERMS

Rent £1,600 PCM

Fixed 12 month tenancy

Deposit £1875.00 (5 x weeks rent)

NO PETS

Rent exclusive of utilities and council tax

Non smoking

References required

Heating via oil fired boiler to radiators throughout

Broadband is available to the property

The property is to be rented as seen.

### INFORMATION

Formally forming part of the stable block for East Bergholt Place, of solid brick construction. Windows are doubled glazed in parts with the remainder single glazed panels. Parking for three cars to the front. Broadband is available in the village. Heating is via an Oil fired Boiler to radiators throughout and hot water via cylinder in the airing cupboard. The property has been recently redecorated with new carpets fitted throughout.

### EAST BERGHOLT

has recently been featured in Britains Best Villages competition as one of the nicest villages in which to live. It benefits from a good range of local facilities including a modernised general store and post office, bakers and chemist, GP surgery and medical centre. Parish Church and Congregational Church, along with many local associations and two public houses. The village provides education facilities from pre-school age to GCSE, sixth form colleges are 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 stations in Manningtree provides a regular service to London taking around an 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. Broadband is available in the village.

#### **BEDROOM ONE**

14'09 x 12'09 Window to the front (W), feature non operational fire place, 10'00 ceiling.

#### **BATHROOM ONE**

9'04 x 9'01 Light window above door to landing, feature non operational fireplace, panel bath with shower, W/C, wash basin, heated towel rail, light and extractor fan.

#### **BEDROOM TWO**

10'00 x 9'08 window to the rear , feature non operational fire place.

#### **BEDROOM THREE**

11'06 x 8'04 window to rear .

#### **FAMILY BATHROOM**

6'11 x 6'00 opaque window to front, panel bath to side, power shower in separate cubicle, WC, wash hand basin and heated towel rail.

#### **GALLERY LANDING**

32'03 x 5'06 (max) 3x windows to the front w, opaque window to the rear, return stairs to the ground floor;

#### **ENTRANCE**

via half crescent door from the front parking area into the hall 7'06 x 5'11. door to the;



#### **CLOAKROOM**

with window to rear, W/C and hand basin.

#### **DINING ROOM**

13'06 x 11'02 Windows to the front and rear, under stairs storage cupboard, fireplace, door to the;

#### **KITCHEN BREAKFAST ROOM**

14'07 x 12'09 Windows to rear and side S, tiled floor, range of fitted wall and base units to two sides providing ample storage, space for cooker/hob and dish washer.

#### **SITTING ROOM**

17'09 x 16'01 window and French doors to the side walled garden, 13'00 ceiling.

#### **OUTSIDE**

Courtyard to the rear with storage space, oil tank, covered area and gate way to the: side walled garden laid to lawn with a number of populated flower beds. Ample off road parking for three cars to the front.



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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 are 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