



- Fully Re-decorated Throughout
- Newly Installed Kitchen
- Village Location
- Three Bedroom Bungalow

Chaplin Road, East Bergholt, Colchester CO7 6SR ASKING PRICE OF £349,500 FREEHOLD

This three bedroom detached bungalow has been re-decorated and enhanced throughout with a majority of new carpets, newly installed utility room and contemporary kitchen. Situated within a short walk of the centre of East Bergholt and the benefits of its shops, cafes, pubs and wider facilities. Offered with no onward chain we highly recommend a viewing.



Property Description

INFORMATION

of late 1960's brick and block construction under a tiled roof with a majority of double glazed Windows and doors, UPVC soffits and fascias, cavity wall and loft insulation is present. Heating via a modern combination gas boiler to radiators throughout with hot water on demand, RCD equipped consumer unit and plugs throughout.

EAST BERGHOLT

has the benefit of a good range of local facilities including a general store and post office, bakers and chemist, GP surgery and medical centre. Parish Church and Congregational Church, along with many local associations. 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 station in Manningtree provides a regular service to London taking a round 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 of a good speed is available in the village.

SERVICES

mains gas, water, drainage and electric are all connected.

Babergh District Council 01473 822801 Council Tax E EPC TBC

Please Note: As vendors agents we are unable to give any guarantee as to the condition of any appliance included (where mentioned) in the property. The photographs are provided to show the internal and external appearance of the building and in no way should a buyer assume that any contents are to be included either inside or out.





BEDROOM ONE

13'10 x 10'10 window to the rear N overlooking the garden and to the side E. Built in wardrobe to side with storage cupboard over.

BEDROOM TWO

12'10 x 9'02 Windows to the front S overlooking the front garden and side E.

BEDROOM THREE

8'11 x 8'00 window to the front S, opaque glazed door to the:

HALLWAY

14'01 x 4'05 with doors to all rooms and providing a open division between bedrooms and the rest of the property. ENTRANCE via porch to the front through wood panel door and further opaque glazed door into the main hallway.



FAMILY BATHROOM

8'02 x 7'11 reducing to 4'10 opaque window to the rear, pattern tiled walls to waist height, panel bath to side with screen and power shower over, w/c and wash basin. Built in storage cupboard to side and extractor fan to the rear wall.

SITTING ROOM

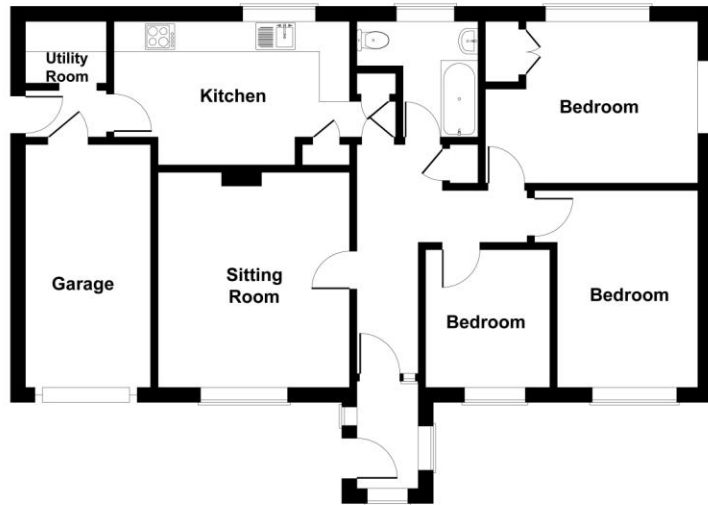
14'06 x 12'06 large window to the South facing front brings in an abundance of light to this pleasant room, feature fire place with gas fire and mantle over.



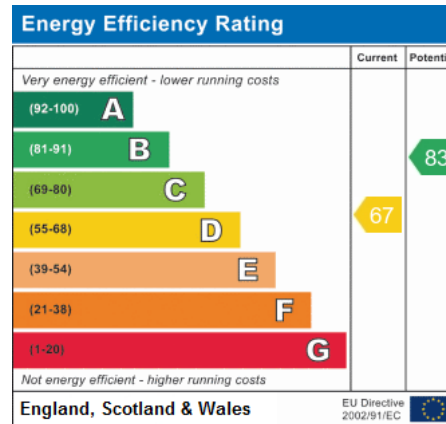
KITCHEN/DINING ROOM

15'04 x 9'00 window to the rear overlooking the garden, this newly installed Benchmark contemporary kitchen makes the very best of the available space with high gloss wall and base units to two sides providing ample storage, built-in dishwasher, deep pan drawers with hidden cutlery drawers corner storage and space for an integrated double oven/microwave. Ceramic work surface to two sides provides ample space for the inset ceramic sink and drainer with stainless mixer tap, gas hob with integrated Neff extractor fan and light unit above. Space on the opposite wall for fridge/freezer

Total Approx. 97.61 sq. meters (1051 sq. feet)



Not to Scale.
For Illustrative Purposes Only.



ample additional built-in cupboard space and boiler cupboard.
Door through to the:

REAR HALL

5'05 x 3'00 half glazed door to the side passage and doors to the:

UTILITY ROOM

5'03 x 4'06 high gloss fronted units to side with work surface over, washing machine and plumbing in place for a sink if required in the future.

GARAGE

16'03 x 7'11 double wooden doors to the front, window to the side, shelving and wall mounted electric consumer unit, central strip light and power sockets.

OUTSIDE

to the rear, the garden is predominantly laid to lawn interspersed with mature shrubs and plants, defined fence and hedge boundaries to sides and far end, a number of sheds to the Eastern side and hexagonal summer house to the Western side. Area of covered patio to the Eastern side of the house. Side access via passageway to the front, block paved driveway leads to the garage and provides off road parking facility with a spur off to the front door, the remainder of the front is lawned with flower beds to the front side and front wall of the bungalow.

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Agents Note: Whilst every care has been taken to prepare these sales 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 buyers are advised to recheck the measurements