



Jackson & Co

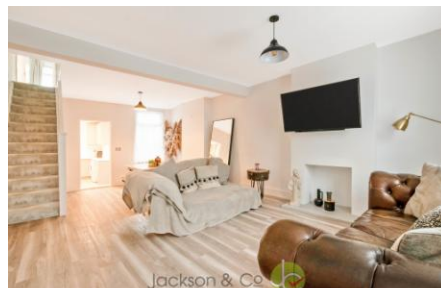


## Bergholt Road

Colchester, CO4 5AQ

Asking price of £290,000

We are delighted to offer for sale this spacious and elegant three bedroom Victorian house which has undergone a programme of refurbishment by the current owner. The property is in excellent condition and an early viewing is highly recommended to avoid disappointment.



# Property Features

- TWO MINUTES FROM STATION
- FULLY REFURBISHED
- OPEN PLAN LOUNGE/DINER
- THREE FIRST FLOOR BEDROOMS
- NEW FIRST FLOOR
- ESTABLISHED REAR GARDEN
- NEW GAS CENTRAL HEATING SYTSEM
- RE-WIRED THROUGHOUT
- CLOSE TO SHOPS
- GOOD ACCESS TO GENERAL HOSPITAL

## Full Description

### PROPERTY INFORMATION

Entrance door to:

#### LOUNGE/DINER

24'6 x 10'6 widening to 13'3

Double glazed windows to front and rear

Two fireplace openings

Two radiators

Understairs cupboard

This cosy and bright lounge/diner offers ample space for relaxing and entertaining.

#### KITCHEN

11'9 x 8'1

Double glazed windows to rear and side

Double glazed door to garden

Modern fitted kitchen with:

Work surfacing incorporating one and a half bowl stainless steel sink unit with mixer tap

Range of base and eye level units

Built-in oven, hob and extractor fan

Concealed fridge/freezer

Low voltage lighting

This stylish and functional kitchen has everything you need to prepare your meals.

#### FIRST FLOOR LANDING

Loft access

Airing cupboard

Radiator

The landing leads to the three bedrooms and the bathroom.

#### BEDROOM ONE

13'1 x 12'10

Two double glazed windows to front

Radiator

This generous and airy master bedroom has plenty of room for a king size bed and furniture.



## **BEDROOM TWO**

12'2 x 8'2

Double glazed window to rear

Radiator

This comfortable and sunny second bedroom can accommodate a double bed and furniture.

## **BEDROOM THREE**

8'2 x 6'7

Double glazed window to rear

Radiator

This charming and snug third bedroom can be used as a single bedroom, a nursery, or a home office.

## **BATHROOM**

Modern fitted suite with:

Tile enclosed bath with shower and screen

Vanity wash basin

WC

Double glazed window to rear

Vertical radiator

Wall tiling

Ceramic tiled floor

This sleek and contemporary bathroom has a high quality finish and a relaxing atmosphere.

**OUTSIDE** The property benefits from a small garden area to the front and side access to the rear garden. The rear garden is mainly laid to lawn with patio, fence and hedgerow enclosed. It is a perfect space for enjoying the outdoors.

**MINUTES TO STATION** There is also a short cut access to Colchester North Station via the back garden which can get you there in minutes.

## **ADDITIONAL INFORMATION**

Council tax band: C.

Local authority: Colchester City Centre.

Current energy rating: D.



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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 buyers/tenants are advised to recheck the measurements