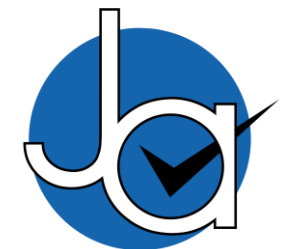
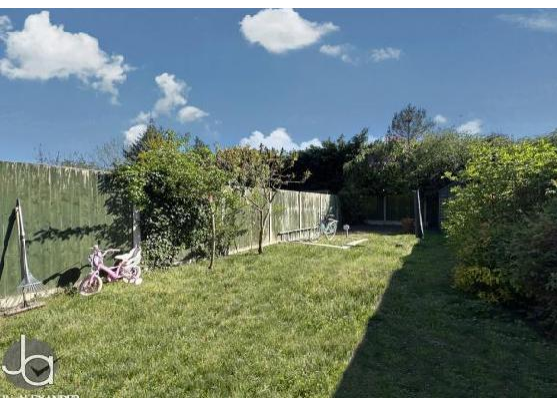




3 bedroom Mid Terraced House located in West Bergholt.

£280,000 - £300,000

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JOHN ALEXANDER
ESTATE AGENTS

Mumford Road West Bergholt Colchester CO6 3HY

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE 280,000 TO £300,000

Set within a quiet residential cul-de-sac in the heart of West Bergholt, this well-appointed three-bedroom house on Mumford Close, offers neatly proportioned accommodation arranged over two floors and is ideally suited to those seeking a comfortable village home with convenient access to Colchester and surrounding countryside.

STEP INSIDE

The property is entered via the front door into a welcoming entrance hall, where stairs rise to the first floor and a useful storage cupboard sits neatly beneath. From here, you step directly into the lounge, a well-proportioned and inviting living space measuring approximately 13'6" x 12'1" (4.1m x 3.7m). The room benefits from a front-facing window that allows natural light to fill the space, while a central fireplace provides an attractive focal point, creating a cosy and relaxing environment for everyday living or entertaining.

To the rear of the property is the kitchen/diner, measuring approximately 11'1" x 10'0" (3.4m x 3.0m), which has been thoughtfully designed and finished with beautiful shaker-style cabinetry complemented by warm wood countertops that continue seamlessly into the matching flooring. A traditional butler sink sits beneath the rear window, overlooking the garden, while a gas hob with electric oven is neatly integrated. There is space and plumbing for a washing machine, and the layout comfortably accommodates a dining table, making it ideal for both daily use and social occasions.

Leading directly from the kitchen is a separate utility area, approximately 10'0" x 3'8" (3.0m x 1.1m), providing dedicated space for a fridge freezer and additional storage, keeping the main kitchen area clutter-free.

Upstairs, the landing gives access to three bedrooms and the family bathroom. Bedroom one is a generous double room measuring approximately 13'8" x 8'8" (4.2m x 2.6m) and benefits from built-in wardrobe space, offering a peaceful retreat. Bedroom two measures approximately 9'10" x 7'4" (3.0m x 2.2m) and is ideal as a guest room, child's bedroom, or home office, while bedroom three, measuring approximately 9'10" x 7'5" (3.0m x 2.3m), provides further flexible accommodation.

The bathroom is fitted with a white suite comprising a bath with shower over, wash hand basin, and WC, and measures approximately 6'1" x 5'7" (1.9m x 1.7m).

STEP OUTSIDE

Externally, the rear garden is fully enclosed with panel fencing, offering a good degree of privacy. Immediately to the rear of the house is a patio area, ideal for outdoor dining, which leads via a charming winding path down the garden to a timber shed at the far end, providing useful storage.

THE LOCATION

Mumford Close is situated within the popular village of West Bergholt, which offers a range of local amenities including shops, a post office, public houses, primary schools, and regular bus services. The area is well regarded for its community feel and access to open countryside, while Colchester city centre, mainline railway station with services to London Liverpool Street, and the A12 are all within easy reach, making this an excellent location for both commuters and families.



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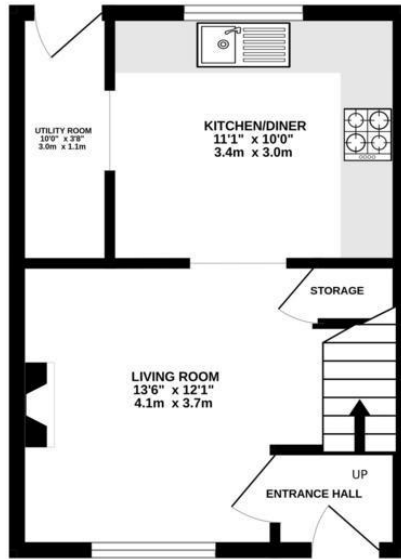
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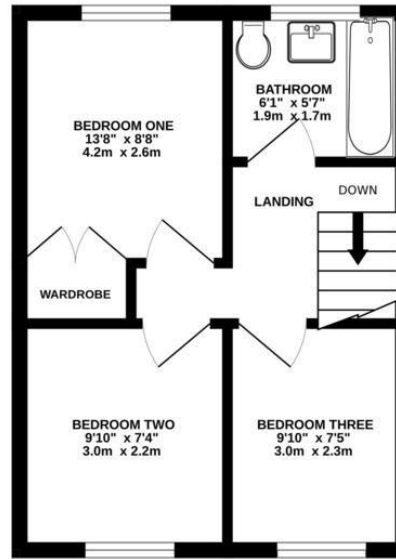


FLOOR PLAN

GROUND FLOOR
278 sq.ft. (25.9 sq.m.) approx.



1ST FLOOR
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 560 sq.ft. (52.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DIRECTIONS

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