



- Guide Price £220,000 - £230,000
- Victorian Two/Three End Of Terrace Property
- Two Reception Rooms With Original Cast Iron Fireplaces
- Modern Fitted Kitchen With Integrated Appliances
- Fully Tiled Bathroom Suite
- Two Large Double Bedrooms & Dressing Room/Bedroom Three
- Loft Room
- Private Garden

## 159 Bergholt Road, Colchester, Essex. CO4 5AH.

An exceptional example of a two bedroom end of terrace Victorian home, within a stones throw of Colchester's North Stanton, making the ideal first home for any working professional & commuter. This charming property boasts excellent ground floor accommodation and features two sizeable reception rooms and a modern fitted kitchen with the added benefit of integrated appliances. The reception rooms are home to original period features, such as cast iron fireplaces. The bathroom is also positioned on the ground floor and is fully tiled. The first floor allows for two large double bedrooms, with an additional room currently utilised as a dressing room, however could make an additional child's bedroom if desired.



# Property Details.

## Ground Floor

### Dining Room



10' 8" x 10' 1" (3.25m x 3.07m) With Double glazed window to front, radiator, feature fireplace, engineered wood flooring, door to;

### Living Room



13' 9" x 11' 11" (4.19m x 3.63m) With double glazed window to side, vertical feature radiator, engineered wood flooring, stairs to first floor, understairs storage cupboard, feature fireplace, door to;

### Kitchen



11' 7" x 7' 7" (3.53m x 2.31m) With double glazed window to rear, a range of fitted base and eye level units with drawers and worktops over, integrated oven, hob, extractor fan, fridge/freezer and dishwasher, chrome heated towel rail, tiled flooring, inset spotlights, door to;

### Lobby

With storage cupboard with space and plumbing for washing machine, tiled walls, inset spotlights, double glazed door to garden and door to;

### Bathroom



With double glazed window to rear, tiled floor and fully tiled walls, vanity unit with WC and wash hand basin, panelled shower with shower over.

## First Floor

### Landing

Half landing with doors to;

# Property Details.

## Bedroom One



11' 11" x 11' 11" (3.63m x 3.63m) With double glazed window to rear, radiator, TV point, door to;

## Walk In Wardrobe



With double glazed window to rear, radiator, fitted wardrobes and space for tumble dryer.

## Bedroom Two



10' 10" x 10' 9" (3.30m x 3.28m) Double glazed window to front, radiator, door to;

## Loft Room



14' 4" x 9' 9" (4.37m x 2.97m) Velux window, radiator.

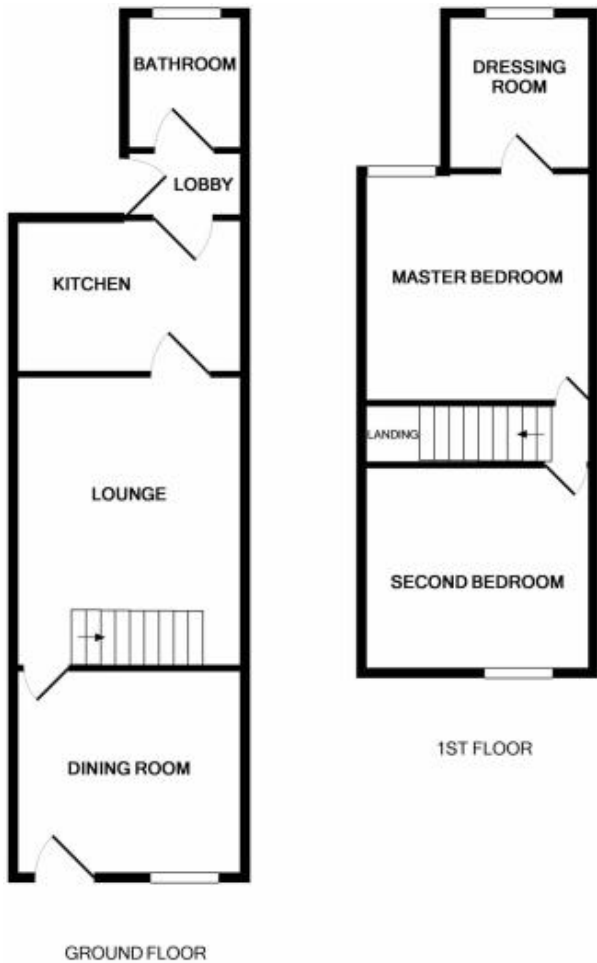
## Rear Garden



A low maintenance tiered rear garden enclosed by panel fencing with gated side access, garden shed to remain.

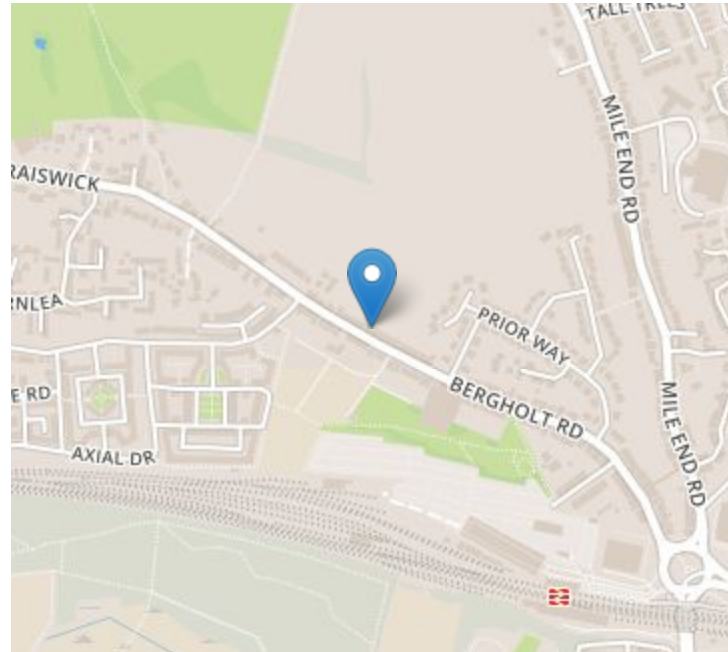
# Property Details.

## Floorplans

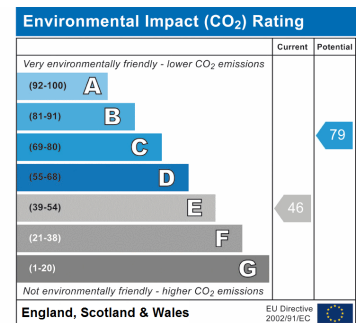
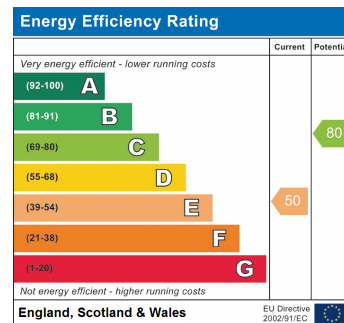


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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## Location



## Energy Ratings



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.