



- Offered To Market With No Onward Chain & In Need Of Modernisation
- Close To Heathlands Primary School
- Commanding A Favourable Corner Plot Position
- A Handsome Three Bedroom Detached Family Home
- Generous Corner Plot & Outstanding Garden
- Added Luxury Of A Double Garage & Off Road Parking
- Spacious Reception Room
- Kitchen/Dining Area
- Three Bedrooms
- First Floor Family Bathroom

17 Pirie Road, West Bergholt, Colchester, Essex. CO6 3TA.

* Guide Price £350,000 to £375,000 * An excellent opportunity to acquire a deceptively spacious three bedroom detached family home, occupying a favourable position in the ever popular North-Colchester village of West Bergholt. Requiring modernisation throughout, it offers any prospective purchaser the ideal opportunity to reimagine their next home, whilst offering a wealth of living, bedroom and outside space.



Property Details.

Ground Floor

Entrance Hall

Main entrance door leading into hallway, large storage cupboard, door to:

Living Room



14' 7" x 11' 7" (4.45m x 3.53m) Dual aspect UPVC windows to front and rear, radiator, gas fireplace, stairs to first floor, access to:

Kitchen/Dining Area



14' 6" x 9' 2" (4.42m x 2.79m) Range of fitted base and eye level units, cupboards and work surfaces over, space for appliances, wall mounted gas boiler, UPVC window to front aspect, UPVC door to rear aspect, inset stainless steel sink/drain, radiator, tiled walls

First Floor

Landing

Stairs to ground floor, access to loft hatch, radiator, UPVC window to front aspect, airing cupboard housing water cylinder, doors to:

Master Bedroom



11' 7" x 8' 3" (3.53m x 2.51m) UPVC window to rear aspect, radiator

Bedroom Two



9' 3" x 8' 5" (2.82m x 2.57m) UPVC window to rear aspect, inset storage cupboard, radiator

Property Details.

Bedroom Three



8' 7" x 6' 4" (2.62m x 1.93m) UPVC window to front aspect, radiator

Family Bathroom/Wet Room



5' 9" x 5' 8" (1.75m x 1.73m) Low level W.C, open wet room shower, vanity wash basin, heated towel rail, obscured window to front aspect,

Outside, Garden, Garages & Parking



Externally the property occupies a pleasant corner position, set back from the road, offering a large wrap around garden, enclosed by panel fencing and an imposing brick wall. The remainder of the garden is predominately laid to the lawn and in addition there is a small patio area. There is also a garden door, providing access to the double garage.

The garden is further enhanced by having another patio area to the side, ideal for a vegetation or a small fruit patch. To the front of the property, off road parking is available for at least two cars, with access to a double garage and secure gated side access to the garden - ideal for bicycles. The front of the property is enclosed by a brick boarder and mainly laid to lawn, with a path leading to the entrance door.

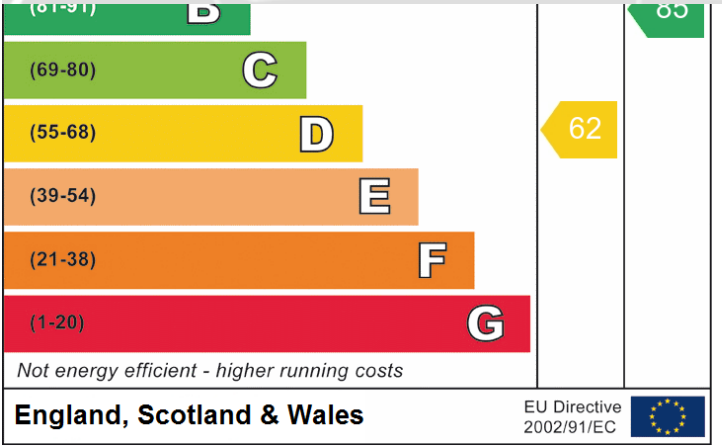
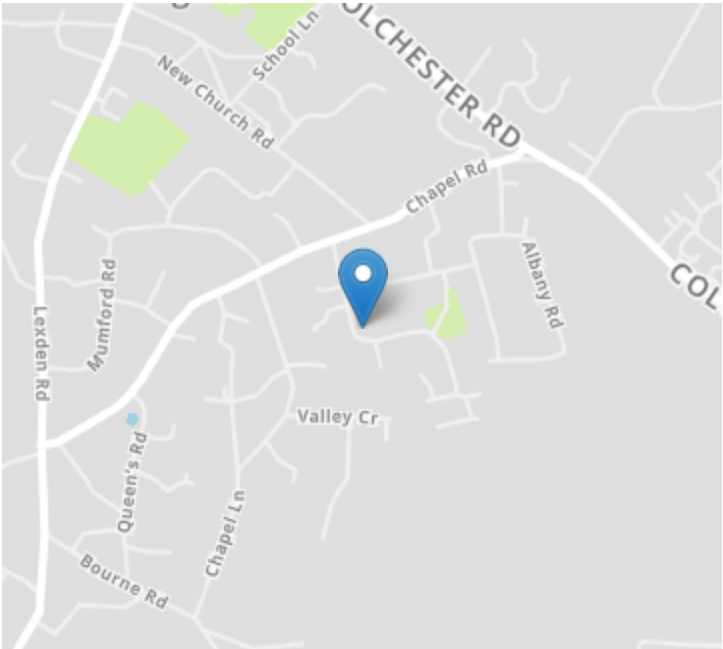
Property Details.

Floorplans



These energy estimates have been made to ensure the accuracy of the EPC based on standard assumptions. If there are any changes to the property or the way it is used, the energy performance may change. It is recommended that you seek professional advice if you are unsure of the accuracy of the information provided. The information provided is for guidance only and should not be used as a basis for any decision. The information provided is for guidance only and should not be used as a basis for any decision. The information provided is for guidance only and should not be used as a basis for any decision.

Location



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.