



- West Bergholt Village Location
- Residing Along A Peaceful Lane
- Three Bedroom Semi-Detached Family Home
- Downstairs Cloakroom
- Kitchen-Diner
- Large Living Room
- Two Double Bedrooms & Sizeable Third Bedroom
- First Floor Shower Room
- Private & Enclosed Rear Garden
- Off Road Parking

## 10a Bradbrook Cottages, Armoury Road, West Bergholt, Colchester, Essex. CO6 3JW.

**\*\*Guide Price £325,000 - £350,000\*\*** Situated in the ever-popular village of West Bergholt and tucked away down a peaceful lane opposite open fields sits this deceptively spacious three bedroom semi-detached family home. Within easy reach of an array of useful village amenities such as a local co-operative store, pharmacy, doctors and as well as being close to an excellent primary school 'Heathlands' it offers all necessities and essentials within walking distance. A short five-to-ten minute drive takes you to Colchester's North Station, offering direct links to London Liverpool Street within the hour.





# Property Details.

## Ground Floor

### Entrance Hall

2.23m x 1.24m (7' 4" x 4' 1") Entrance door to front aspect, tiled floor, glaze door to kitchen and access to:

### Ground Floor Cloakroom/Utility Room

Window to front aspect, tiled floor, space for utility appliances, W.C., wash hand basin

### Kitchen-Diner



2.74m x 3.77m (9' 0" x 12' 4") Window to front and side aspect, tiled floor, an array of base and eye level fitted units with work surfaces over and tiled splashback, space for cooker with extractor fan over, space for dishwasher, fridge/freezer, inset ceramic sink, drainer and tap over, under-stairs storage cupboard, radiator, glazed door to:

## Reception Room



3.30m x 5.35m (10' 10" x 17' 7") Window to rear aspect, stairs to first floor, patio doors to rear aspect (leading to rear garden), radiator, wood effect flooring

## First Floor

### Landing

Stairs to ground floor, doors and access to:

### Master Bedroom



3.34m x 3.26m (10' 11" x 10' 8") Window to rear aspect, radiator

# Property Details.

## Bedroom Two



2.44m x 5.03m (8' 0" x 16' 6") Window to front and side aspect, radiator, wood effect floor

## Bedroom Three



2.86m x 2.82m (9' 5" x 9' 3") Window to front aspect, wood effect flooring

## Shower Room



3.37m x 2.13m (11' 1" x 7' 0") Geometric floor, window to rear aspect, radiator, W.C., walk in shower cubicle, vanity basin, aqua panel

## Outside, Garden & Parking



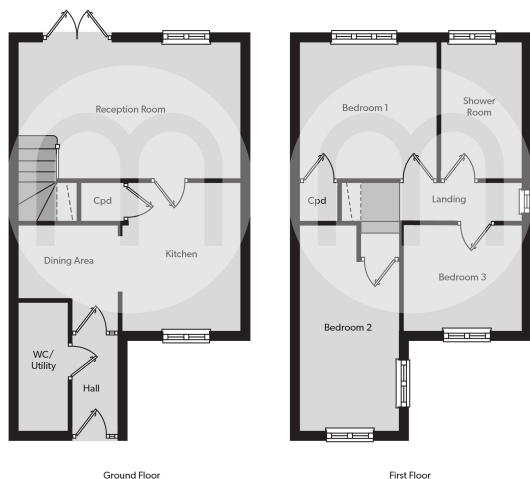
Outside, its owners enjoy a peaceful and private enclosed rear garden, with the added benefit of a large out shed. Secure gated side access proves useful for bicycles and leads to the front drive.

## Additional Information

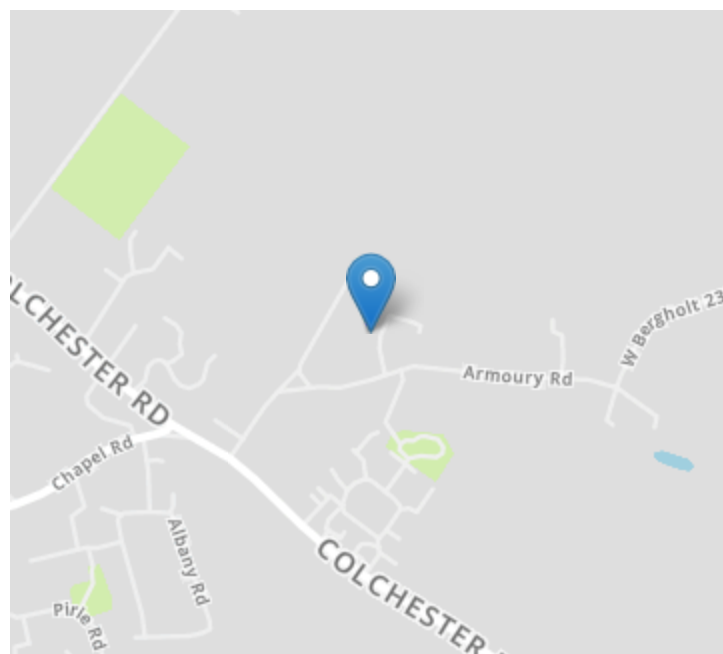
Please be advised that bedroom two is currently being used for storage and we have therefore for indicative purposes 'virtually cleared' the room in the image to provide a sense of space.

# Property Details.

## Floorplans



## 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.