



- Grade II Listed Building
- Two Bedroom Duplex
- Beautifully Presented And Modernised Throughout
- 21ft Open Plan Lounge/Diner
- Modern Four Piece Bathroom And Shower Room
- Study
- Exposed Beams And Character Features
- Popular West Bergholt Location
- One Allocated Parking Space

Flat 8 The Hop House, Colchester Road, West Bergholt, Colchester. CO6 3NW.

GUIDE PRICE £285,000 - £300,000 Located in the sought after village of West Bergholt is this spacious two bedroom duplex maisonette positioned within this beautiful Grade II listed building. Offered with exposed beams and character features throughout this home boasts two generous bedrooms, 21ft open plan lounge/diner, modern kitchen, bathroom and shower and allocated parking. Internal viewings are highly advised.



Property Details.

Ground Floor

Communal Entrance

Telecom entry system and stairs to first floor.

First Floor Maisonette

Entrance Hall

With stairs rising to first floor, telephone entry system, wood floor, exposed beams, doors to.

Lounge/Diner



21' 2" x 17' 2" (6.45m x 5.23m) A generous open plan 'L' shaped lounge/diner with exposed beams, two double glazed sash windows, FISCHER electric heater, spotlights and open to kitchen area.

Kitchen



12' 10" x 7' 9" (3.91m x 2.36m) Modern fitted kitchen with matching eye level and base units with drawers and granite worktops and upstands over, four ring induction hob with extractor over, integrated oven, plumbing for dishwasher, plumbing for washing machine, space for fridge/freezer.

Bedroom Two

12' 6" x 12' 3" (3.81m x 3.73m) With double glazed sash window to front, FISCHER electric heater, fitted wardrobe.

Shower Room



A contemporary suite with an enclosed cister WC, vanity wash hand basin, walk in shower, fully tiled, cupboard with hot water tank and water softener.

First Floor

Landing

With exposed beams and doors to.

Property Details.

Bedroom One



15' 3" x 13' 10" (4.65m x 4.22m) With velux windows to front, FISCHER electric heater, exposed beam, fitted wardrobes.

Study



7' 11" x 7' 8" (2.41m x 2.34m) With eaves storage.

Bathroom



A modern four piece bathroom suite comprising jet Jacuzzi corner bath, wash hand basin set into vanity unit, close coupled w.c. and shower cubicle, heated towel rail, under floor heating, velux window to front, loft access.

Outside

Parking



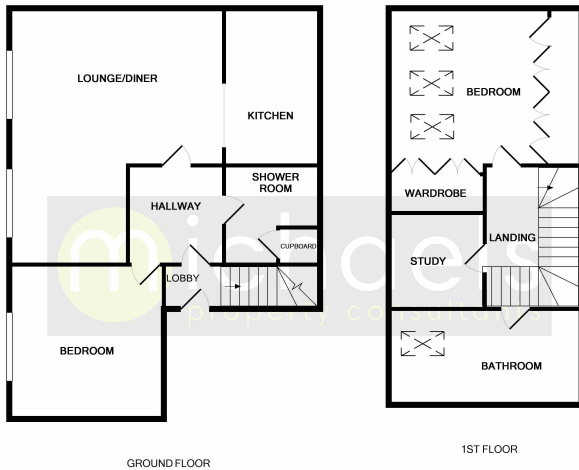
One Allocated Parking Space And Visitors Spaces Available.

Lease Information

We have been informed by the current vendors that this property is offered on a leasehold basis. 999 years on the lease from 1999 and yearly cost of £600 is payable. We do however, advise that any interested parties check this information with their legal representative.

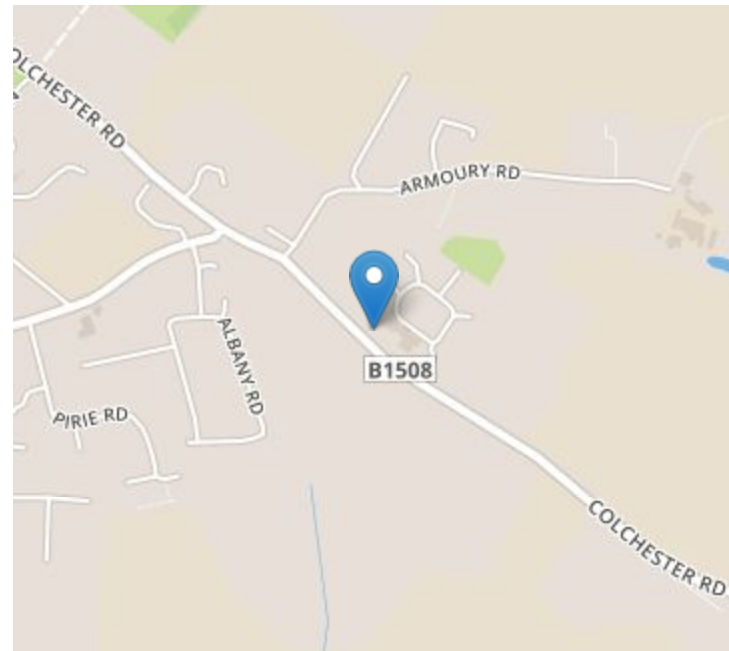
Property Details.

Floorplans

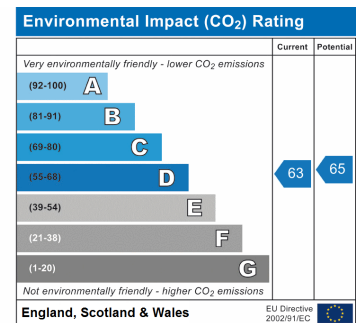
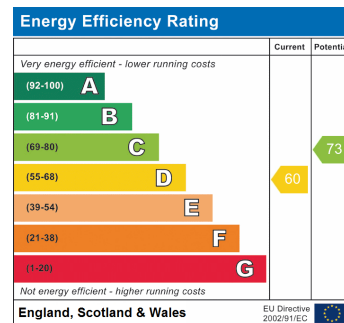


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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