



- Offering A Wealth Of Off Road Parking - A Rare Find For The Immediate Area
- A Prime Example Of A Well Presented Three Bedroom Semi Detached Home
- Large Private Rear Garden With Summer House
- Sought After Bergholt Road
- Ideal For Working Professionals & Families Alike
- Viewings Advised
- Two Reception Room & Fully Open Plan Kitchen/Dining Area
- Three Generous Bedrooms
- Ground Floor Shower Suite

Call to view 01206 576999



245 Bergholt Road, Colchester, Colchester, Essex. CO4 5AT.

**** Guide Price £375,000 to £400,000 **** Introducing this exceptionally presented three-bedroom semi-detached home, tastefully decorated by the current owners. Perfectly positioned in the heart of Colchester's vibrant City Centre, it is ideally suited for both commuters and families. Just a stone's throw from Colchester's mainline station, the property offers unrestricted access to direct services into London Liverpool Street, with express trains available in as little as 50 minutes.



Property Details.

Ground Floor

Hallway

Living Room



12' 3" x 12' 0" (3.73m x 3.66m)

Reception Room/Lounge Area



12' 3" x 10' 6" (3.73m x 3.20m)

Shower Room



7' 10" x 7' 5" (2.39m x 2.26m)

Kitchen/Dining Room



18' 3" x 12' 8" (5.56m x 3.86m)

First Floor

Landing

Property Details.

Bedroom One



11' 9" x 10' 6" (3.58m x 3.20m)

Bathroom



6' 5" x 6' 2" (1.96m x 1.88m)

Bedroom Two



11' 10" x 10' 6" (3.61m x 3.20m)

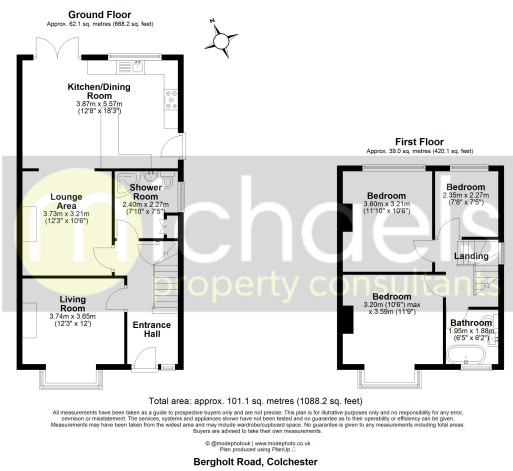
Bedroom Three



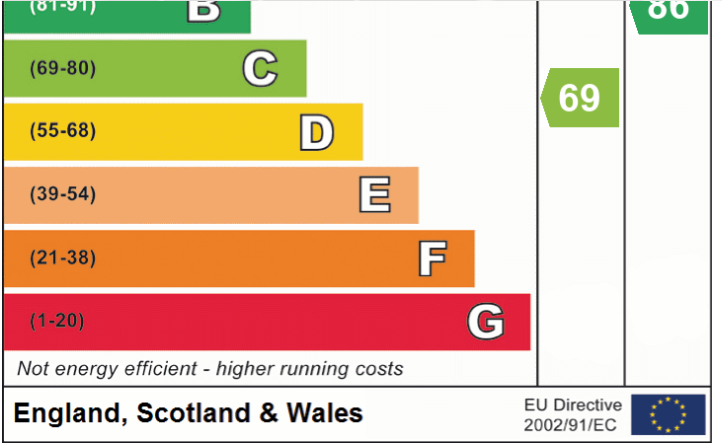
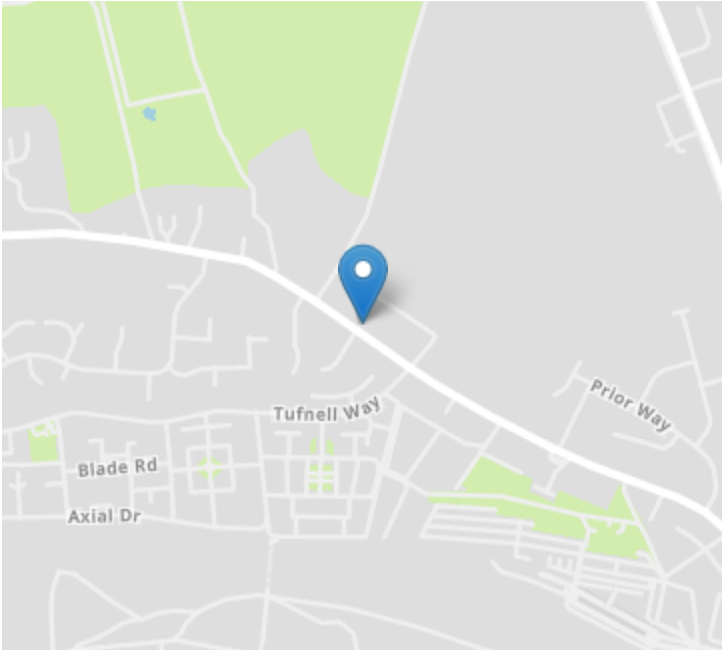
7' 8" x 7' 5" (2.34m x 2.26m)

Property Details.

Floorplans



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.

