



- Offered With No Onward Chain
- Private Front & Rear Gardens
- Ground Floor Maisonette
- Two Double Bedrooms
- Generous Living Room
- Fully Fitted Kitchen
- Family Bathroom
- Parking On Road
- Sought After Village Location

33 Bradbrook Cottages, Armoury Road, West Bergholt, Colchester. CO6 3JW.

This very spacious ground floor maisonette is located in the sought after village of West Bergholt located to the North/West side of Colchester, offering very well served bus routes, fantastic primary and secondary school catchments, close proximity to the A12 and mainline train station to London Liverpool Street, West Bergholt also offers a choice of shops & convenience stores. The property comprises of a private entrance hall, generous living room, separate kitchen/dining room, two double bedrooms, modern fitted bathroom and added benefit of a very sizeable private rear garden. The property also offers on road parking. To truly appreciate what this maisonette has to offer internal inspection is essential.



Property Details.

Entrance Hall

Stripped wood flooring, radiator, doors leading to;

Living Room



11' 3" x 12' 7" (3.43m x 3.84m) Double glazed Bay window to front aspect, stripped wood flooring, radiator, open fire place, T.V & phone points.

Kitchen



9' 6" x 8' 8" (2.90m x 2.64m) Double glazed window to rear aspect, door leading to garden, roll top work surface with wall and base units over, inset stainless steel sink and drainer unit with one and half bowl, tiled splash backs, electric oven with 4 ring gas hob, space for appliances, plumbing for washing machine, radiator.

Bedroom One



10' 2" x 10' 9" (3.10m x 3.28m) Double glazed window to rear aspect, radiator.

Family Bathroom



Frosted double glazed window to rear aspect, low level WC, wash hand basin, panel bath with mixer taps with shower rinser, part tiled walls, radiator

Property Details.

Bedroom Two



9' 11" x 9' 6" (3.02m x 2.90m) Double glazed window to front aspect, radiator.

Outside



To the front there is a gated front garden with a lawn area, tree and shrubs and a pathway leading to the front door.

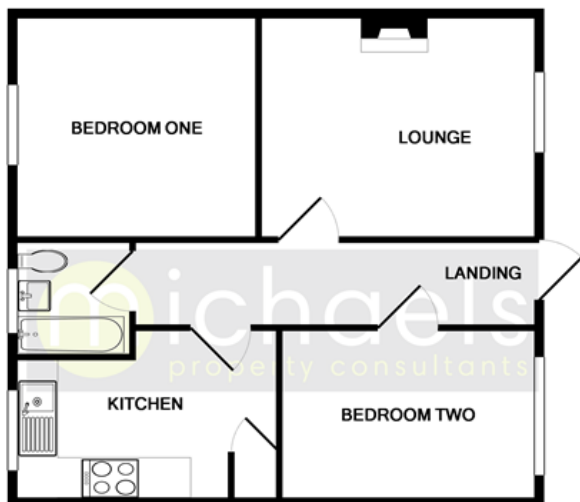
The private rear garden has a patio with a wooden pergola over, garden tap, generous lawn area with trees, shrubs and flower bed surround, fully enclosed by panel fencing.

Lease Info

There is approx 106 years remaining on the lease. The ground rent. maintenance fee & building insurance is £141.36 per annum.

Property Details.

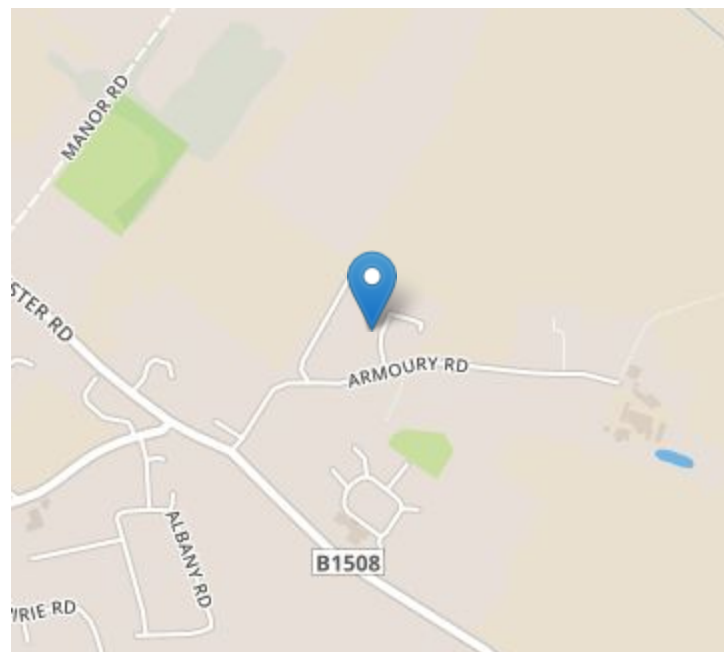
Floorplans



TOTAL APPROX. FLOOR AREA 623 SQ.FT. (57.9 SQ.M.)

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.