



- Short drive to Colchester North Station with direct links to London Liverpool Street
- Close to local amenities, pubs, and Heathlands Primary School
- West Bergholt Village Location
- Constructed By Highly Reputable Builders ' Hopkin Homes'
- A Modern Development In West Bergholt
- Excellent Condition Throughout
- Allocated Parking For Two Cars
- Open Plan Living Area/Dining Area
- Ground Floor Cloakroom

Call to view 01206 576999



23 William Sims Close, West Bergholt, Colchester, Essex. CO6 3FF.

Two Bedroom Mid-Terrace Home - Modern Development in Popular West Bergholt Location: Situated within a desirable modern development in the highly sought-after village of West Bergholt, this newly constructed two bedroom mid-terrace home is presented in excellent decorative order throughout, offering an ideal opportunity for first-time buyers, couples, or professionals alike.



Property Details.

Ground Floor

Entrance Hallway

Ground Floor Cloakroom



Kitchen



9' 10" x 8' 1" (3.00m x 2.46m)

Living Room/Dining Area



15' 2" x 11' 11" (4.62m x 3.63m)

First Floor

Bedroom One



15' 11" x 11' 3" (4.85m x 3.43m)

Bedroom Two



10' 6" x 8' 6" (3.20m x 2.59m)

Property Details.

Bathroom



7' 1" x 6' 2" (2.16m x 1.88m)

Property Details.

Floorplans



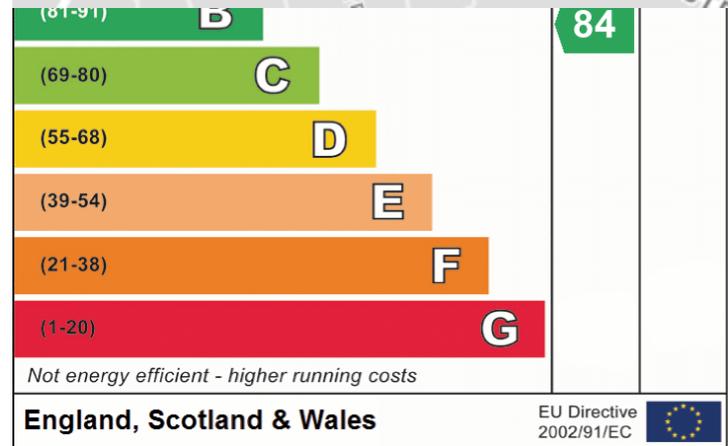
Total area: approx. 63.8 sq. metres (687.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/closet space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanIt

William Sims Close, West Bergholt

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.

