



- A Handsome Example Of A Box Bay Fronted Edwardian Home
- Semi-Detached Four Bedroom Property
- Two Large Reception Rooms
- Feature Fireplace
- Modern Fitted Kitchen With High Gloss Units & Integrated Appliances
- Added Benefit Of A Conservatory
- Ground Floor W.C
- First Floor Family Bathroom Suite
- Generously Sized & Private Enclosed Rear Garden
- Off Road Parking

22 Albany Road, West Bergholt, Colchester, Essex. CO6 3LB.

A handsome example of a box bay fronted Edwardian semi-detached family home, offering versatile reception and bedroom space throughout, as well as commanding a peaceful position within the village. West Bergholt village is home to one of the city's most favourable primary schools Heathlands Primary, as well as within walking distance of a local co-operative store, pharmacy and Hillhouse Wood - offering picturesque dog walks. It is also served by an excellent bus network to the city centre, home to an array of shops, restaurants bars and leisure facilities.



Property Details.

Ground Floor

Entrance Hall

13' 4" x 4' 7" (4.06m x 1.40m) Main entrance door leading into a generous hallway, wood effect floor, radiator, french doors leading to:

Conservatory



11' 11" x 10' 10" (3.63m x 3.30m) Tiled flooring, UPVC windows to all aspect and door leading to rear garden

Downstairs Cloakroom

6' 7" x 2' 10" (2.01m x 0.86m) Low level W.C, vanity wash basin, radiator, obscured window to side aspect, wood effect flooring

Reception Room



14' 8" x 11' 11" (4.47m x 3.63m) Box-bay window to front aspect, port hole window to front aspect, exposed brick fireplace, radiator, communication points, access to:

Dining Room



12' 6" x 12' 0" (3.81m x 3.66m) Inset storage cupboard, wood effect flooring, radiator, stairs to first floor, UPVC window to rear aspect, door to:

Kitchen



8' 3" x 7' 2" (2.51m x 2.18m) Modern fitted kitchen with an array of high gloss grey tone units with work surfaces over, a range of integrated appliances, induction hob with glass splash back, extractor fan over, inset sink, drainer and tap over, inset spot lighting, UPVC window to rear aspect,

Integral Garage

19' 0" x 9' 9" (5.79m x 2.97m) Internal door leading into integral garage with up and over door

First Floor

First Floor Landing

Stairs to ground floor, doors to;

Property Details.

Master Bedroom



12' 0" x 10' 10" (3.66m x 3.30m) UPVC window to front aspect, radiator

Bedroom Two



13' 8" x 9' 7" (4.17m x 2.92m) UPVC window to front aspect, radiator

Bedroom Three



9' 10" x 9' 8" (3.00m x 2.95m) UPVC window to rear aspect, radiator

Bedroom Four

8' 4" x 6' 8" (2.54m x 2.03m) UPVC window to rear aspect, radiator

Family Bathroom



8' 4" x 7' 1" (2.54m x 2.16m) Wood effect flooring, panel bath with shower over and screen, wall mounted wash basin, W.C, inset spotlights, UPVC window to rear aspect

Outside, Garden, Garage & Parking



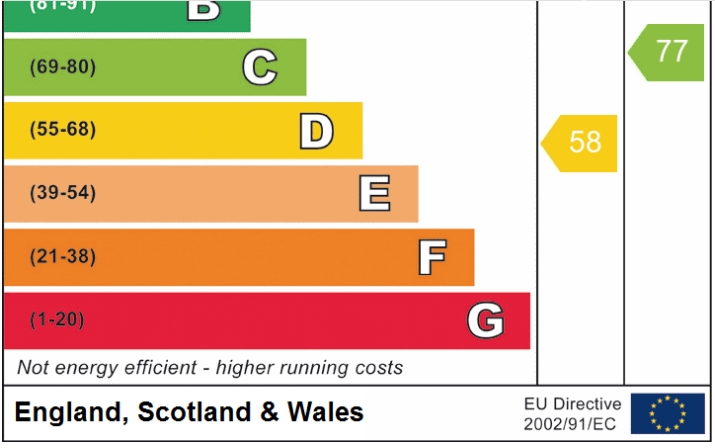
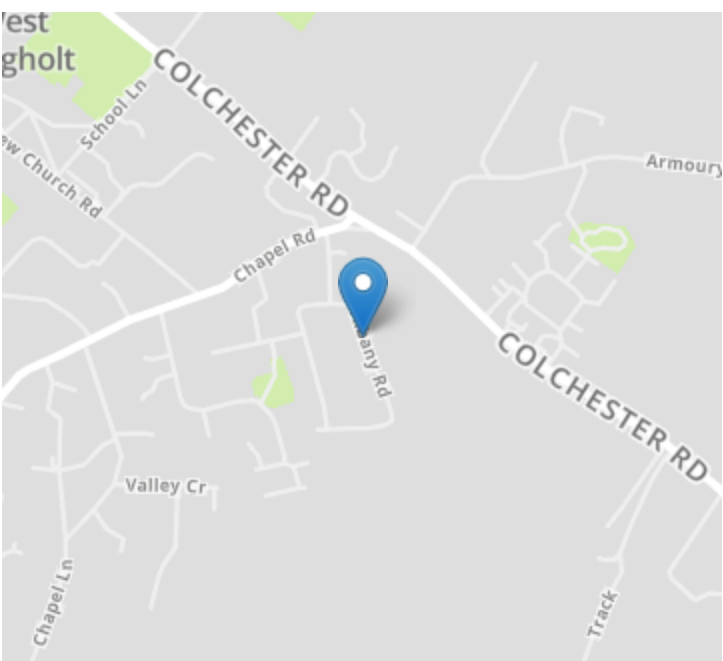
Outside, you are spoilt with a large and private enclosed rear garden. The garden is predominately laid to lawn and features an array of mature shrubs, hedges and plants throughout. Boundaries are formed by panel fencing and secure side access leads to a private block paved driveway, offering off road parking. Further parking is easily accessible on road for both residents and visitors alike. An integral garage provides a wealth of storage.

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.

