

oakheart



£300,000

Offers In Excess Of  
Colchester Road, West Bergholt

A spacious and well-presented three double bedroom, two bathroom semi-detached home, ideally positioned within the highly desirable village of West Bergholt, just to the north of Colchester. Offered with no onward chain.

The village offers excellent local schooling including Heathlands Church of England Primary School, alongside a strong sense of community and access to attractive open spaces such as Hillhouse Wood, ideal for walking and cycling. Colchester North Station is close by providing direct services to London Liverpool Street in under an hour. Regular bus routes further enhance connectivity to surrounding areas.

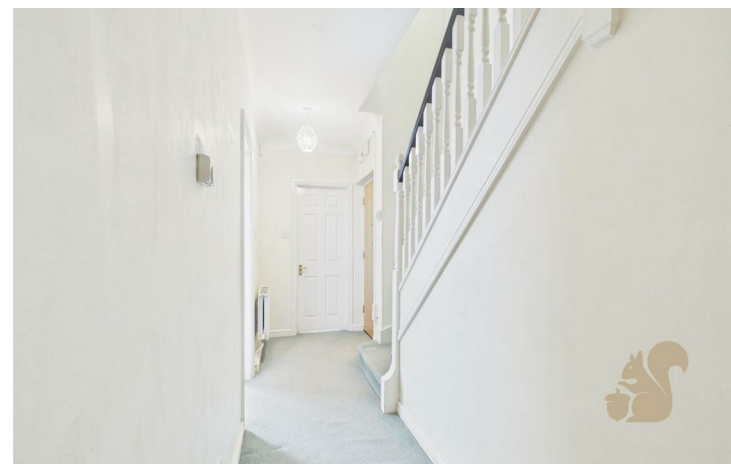
Internally, the property offers bright and generously proportioned accommodation throughout. The main reception room benefits from dual-aspect windows, flooding the space with natural light and creating a comfortable and inviting living environment. The contemporary kitchen is fitted with a range of matching wall and base units, complemented by an integrated electric oven and hob, with part-tiled surrounds and ample natural light.

The home features three well-sized double bedrooms, all enjoying good natural light and a comfortable finish. The principal bedroom benefits from a modern en-suite shower room, complete with shower cubicle, wash basin, WC

and window. The remaining bedrooms are equally versatile, ideal for family living, guests or home working.

Further accommodation includes a spacious first floor wet room with WC and wash basin, a ground floor cloakroom, and useful under-stairs storage, ensuring practicality throughout.

Externally, the property enjoys access to well-maintained communal grounds, along with allocated parking. Additional benefits include secure entry access serving numbers 1 & 2, Daniels House, offering added peace of mind.







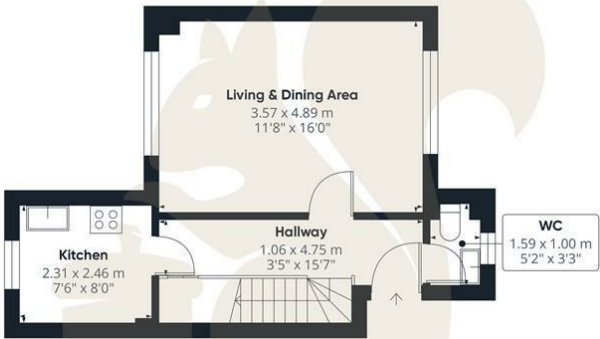


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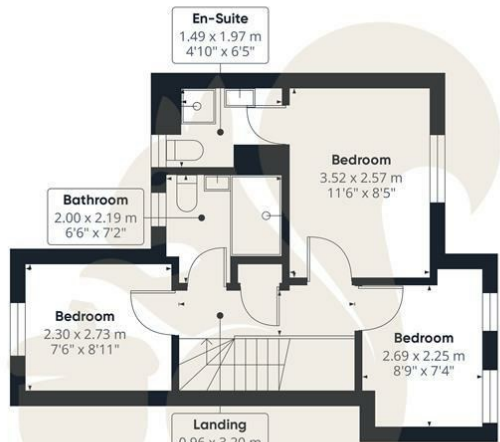
Local Authority:  
Colchester

Tenure:  
Leasehold

Council Tax Band:  
C



Ground Floor



Floor 1



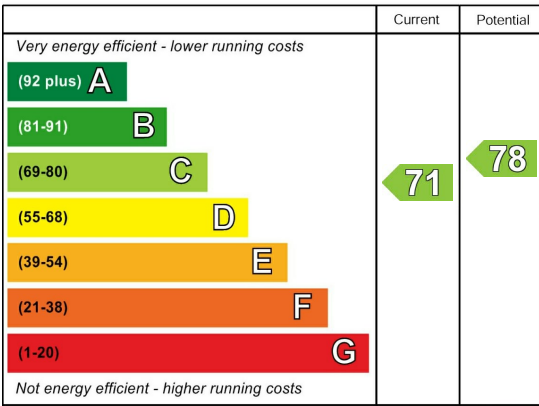
GLA<sup>TM</sup>  
74.91 m<sup>2</sup>  
806.29 ft<sup>2</sup>  
  
Total  
74.91 m<sup>2</sup>  
806.29 ft<sup>2</sup>

(1) Finished, above grade  
Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**Energy Efficiency Rating**



**England & Wales** EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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