

oakheart

£260,000

Guide Price

Bergholt Road, Colchester



Guide Price: £260,000 - £280,000.

Situated to the north of Colchester, this charming two-bedroom semi-detached house enjoys a highly convenient location close to the mainline train station, offering excellent rail links to London Liverpool Street. The property is also within easy reach of a variety of shops, local amenities, and the bustling city centre, providing a perfect balance of accessibility and comfort for modern living.

The current owner has lovingly maintained the home, ensuring it is presented in excellent condition throughout. Inside, you will find a spacious open-plan lounge and dining area that creates a welcoming and versatile living space, ideal for relaxing with family or entertaining guests. The kitchen is well-appointed and functional, providing ample storage and work surfaces to meet everyday needs.

Upstairs, there are two generously sized bedrooms, each offering plenty of natural light and space to create a comfortable retreat. The family

bathroom is neatly arranged and equipped with all the essentials, completing the accommodation.

Externally, the property benefits from a fully enclosed and private rear garden, offering a peaceful outdoor space to enjoy in all seasons. Additionally, permit parking is available, providing convenient and secure parking options for residents.

This property represents an ideal opportunity for a commuter seeking a tranquil home with excellent transport links, or a young family looking to settle in a friendly and well-connected neighbourhood.











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**Approximate total area<sup>(1)</sup>**

56.4 m<sup>2</sup>  
606 ft<sup>2</sup>

**Reduced headroom**

0.8 m<sup>2</sup>  
9 ft<sup>2</sup>

(1) Excluding balconies and terraces.

**Reduced headroom**

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**Local Authority:**

Colchester

**Tenure:**

Freehold

**Council Tax Band:**

B

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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