



The Cedars, 2 Colchester Road, West Bergholt, Colchester, Essex, CO6 3BZ

Guide Price: £500,000-£525,000 Subject to Contract Freehold

A rare opportunity to acquire this charming and characterful Grade II listed detached home occupying a delightful semi-rural position within the popular village of West Bergholt.

- Grade II Listed
- Period Detached Family Home
- Three Generous Bedrooms
- Large Kitchen/Breakfast Room
- Two Reception Rooms
- Garden Room
- Ground floor Bathroom
- Jack & Jill Shower Room
- Established Rear & Front Gardens
- Double Garage & Off-Road Parking
- Popular Village of West Bergholt



A rare opportunity to acquire this charming and characterful Grade II listed detached home occupying a delightful semi-rural position within the popular village of West Bergholt.

An entrance door leads into a hall with stair flight to the first floor and doors either side to both reception rooms at the front of the property which have feature gas fireplaces (currently disconnected) and Sash windows overlooking the front aspect.

The kitchen/breakfast room has been fitted with a range of base units with worktops and inset butler sink, space and plumbing for appliances, and a freestanding Stoves cooker with 7 ring gas hob and extractor over. From the kitchen, doors lead to both the rear porch and the Garden room which has double glazed windows and a door overlooking the rear garden, two radiators and a vaulted ceiling.

Also on the ground floor is a utility with space and plumbing for appliances, a rear door leading out to the garden and the bathroom which comprises a panelled bath, low level w/c, hand wash basin, heated towel rail, useful storage cupboard and a extractor fan.

On the first floor, the landing gives access to all three double bedrooms with two benefitting from built in wardrobes and storage cupboards. The Jack & Jill shower room has been fitted with a shower cubicle, low level w/c, hand wash basin, heated towel rail, and the airing cupboard which houses the gas fired boiler.

Outside

At the front of the property there is a well-established garden with an array of mature plants and two beautiful Cedar trees all enclosed by a low-level brick wall and gate.

The generously sized and private rear garden is mainly laid to lawn with various fruit trees, bushes, plants and shrubs, and a pathway which leads to the detached double garage which can be accessed via a private road to the left-hand side of the property and has power/lighting connected, two manual up and over doors to the front and a personnel door.

Agents note

The vendor has made Fenn Wright aware of the presence of Japanese knotweed at the property. The matter is currently being investigated, and appropriate professional advice is being sought. Further information regarding the extent of the growth and any recommended treatment or management plan will be made available when received.









Location

The property is situated in this sought-after village of West Bergholt just to the north of Colchester's city centre. Within the village there is a highly regarded primary school, doctors surgery, pharmacy, two convenience stores and two public houses.

The A12 can be accessed London bound for the M25 and the nearby station at Colchester North provides services to London's Liverpool Street Station.

Important information

Council Tax Band – D

EPC Rating - TBC

Services - We understand that mains water, gas, drainage and electricity are connected to the property.

Tenure - Freehold

Directions

Please use postcode CO6 3BZ for SatNav.



Consumer Protection Regulations 2008

Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

The Cedars, 2 Colchester Road
West Bergholt
Colchester, CO6 3BZ



Fenn Wright

1 Tollgate East, Stanway, CO3 8RQ
01206 216543
stanway@fennwright.co.uk
fennwright.co.uk

Consumer Protection Regulations 2008

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458.

Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

OnTheMarket

rightmove

RICS

The Property Ombudsman