Beresfords Est 1968



Offers in excess of £350,000

Freehold | 4 Bed | 2 Bath | House | Terraced | Council Tax Band B | EPC To be confirmed | Ref COS240131

Bergholt Road Colchester CO4 5AS

**** NO ONWARD CHAIN ****

An extended four-bedroom family home situated in the popular Braiswick area of Colchester, offering spacious and versatile accommodation across three floors. The property features a generous lounge/diner, extended kitchen, three bedrooms and family bathroom to the first floor, with an impressive loft-converted principal bedroom benefiting from en-suite facilities. Externally, there is a generous rear garden with a versatile summer house, ideal for use as a home office or leisure space, alongside off-road parking to the front. Conveniently located within easy reach of Colchester North station, the city centre, local schools, amenities and excellent road links via the A12 and A120.

- No onward chain
- Extended four-bedroom mid-terrace family home
- Versatile accommodation arranged over three floors
- Spacious lounge/diner
- Extended kitchen
- Family bathroom
- Converted loft providing an impressive principal bedroom with en-suite
- Generous rear garden
- Dropped kerb providing off-road parking for one vehicle
- Conveniently located for Colchester North station, city centre, local schools, and amenities





Scan the QR code for full details and key information on this property.






Beresfords


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Beresfords - Colchester Sales
Beresfords Residential
145 High Street
Colchester
Essex
CO1 1PG

T: 01206 764444
E: colchestersalesdept@beresfords.co.uk
www.beresfords.co.uk



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Room Dimensions

Ground Floor

Entrance Porch
Lounge/Diner *13' >7'4" x 24'3" >11'9" (3.96m >2.24m x 7.4m >3.58m)*
Inner Hall
Kitchen *14'4" x 8'1" (4.37m x 2.46m)*

First Floor

Landing *11'9" x 4'7" (3.58m x 1.4m)*
Bedroom Two *13' x 11'9" (3.96m x 3.58m)*
Bedroom Three *11'9" x 8'2" (3.58m x 2.5m)*
Bedroom Four *8'2" x 6'4" (2.5m x 1.93m)*
Family Bathroom *7'6" x 4'7" (2.29m x 1.4m)*

Second Floor

Bedroom One *9'4" <18'1" x 9'4" >4'1" (2.84m <5.5m x 2.84m >1.24m)*
En-suite *8'2" x 4'8" (2.5m x 1.42m)*

(EPC AWAITED)

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