



## Armoury Road, West Bergholt, CO6 3JW

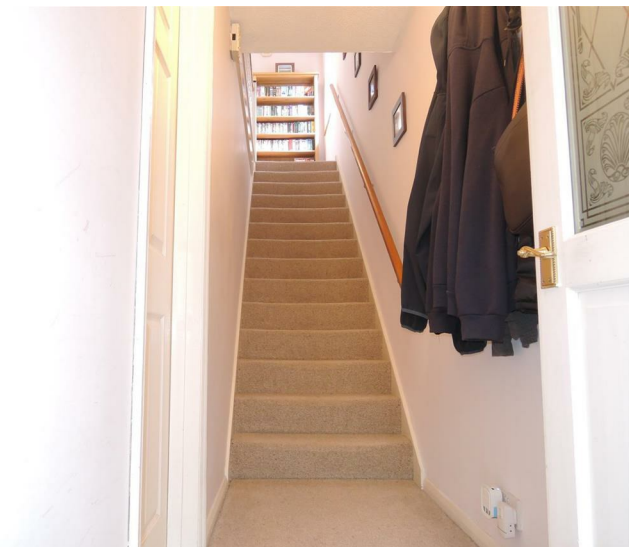
Asking price £350,000

THREE BEDROOM DETACHED HOUSE. Situated in a semi-rural Cul-De-Sac in the much sought after village of West Bergholt, Gallant Richardson are able to bring to the market this well proportioned three bedroom detached family home. Offered with NO ONWARD CHAIN this well presented home would suit the family needing good size accommodation inside and out. The property boasts a large enclosed rear garden measuring 71' in length, separate Dining room and parking. The village of West Bergholt offers good local primary schooling, a doctor's surgery, local shop and access to the A12 and a short drive to Colchester's North Station with 'fast services' to London's Liverpool Street Station taking less than 60 minutes.



**Double Glazed Entrance Door:**  
Enclosed porch with further door to:

**Reception Hall:**



Stairs ascending to first floor, radiator, door to:

**Lounge:**  
20'10" x 10'11" (6.36 x 3.35)



Double glazed window to front, radiator, feature open fireplace with polished granite hearth and wooden surround, French doors leading into:

**Dining Room:**  
11'2" x 8'1" (3.42 x 2.48)



Double Glazed French doors leading onto rear garden, radiator, door to:

**Kitchen:**  
14'8" x 6'1" (4.49 x 1.87)



This newly fitted kitchen within the last 24 months comprises worksurfaces with cupboard and drawers under and matching eye level units, inset four ring Bosch induction hob with Bosch electric oven beneath and extractor over, inset acrylic sink with mixer taps, full height integrated fridge/freezer, plumbing for washing machine, integrated Vaillant wall mounted gas boiler, double glazed window to rear, glazed door leading to side and large under stair storage cupboard.

### Landing:



Double glazed window to side, airing cupboard housing lagged copper cylinder and immersion heater, access to insulated and part boarded loft space, door to:

### Bedroom One:

12'7" x 11'5" (3.85 x 3.48)



Double glazed window to front, radiator, range of built in wardrobes with hanging, storage and drawers.

### Bedroom Two:

12'5" x 8'0" (3.81 x 2.45)



Double glazed window to rear, radiator.

### Bedroom Three:

9'4" x 6'1" (2.85 x 1.86)



Double glazed window to rear, radiator.

### Bathroom:

8'0" x 7'0" (2.44 x 2.15)



White fitted three piece bathroom suite comprising panelled bath with mixer tap and shower attachment, low level flush W.C. double glazed window to side, tiling, radiator, extractor fan.



## Outside:

71 (21.64m)



To the front of the property there is off road parking provided for up to two vehicles with gated access to the side leading into the rear garden. The rear garden measures approximately 71' in length being mainly laid to lawn with high level wooden fence panels either side, central patio seating area, outside tap and electric point. 8x6 wooden shed to remain and 8x6 wooden summer house to remain.

## Material Information:

Tenure: Freehold

Colchester City Council

Council Tax Band 'D'

Mobile Phone Coverage: Check with chosen provider

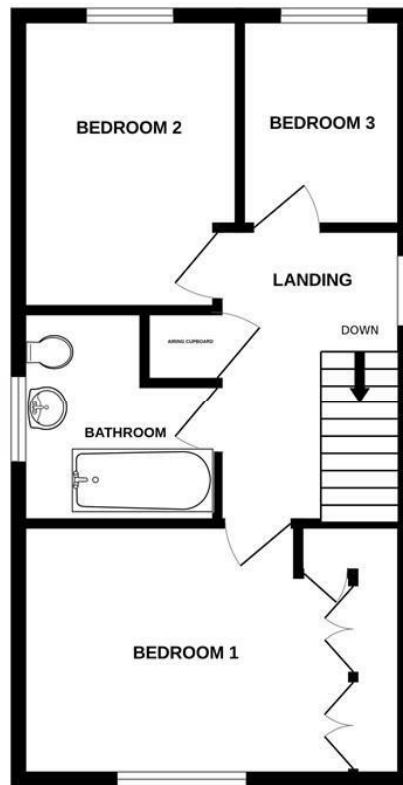
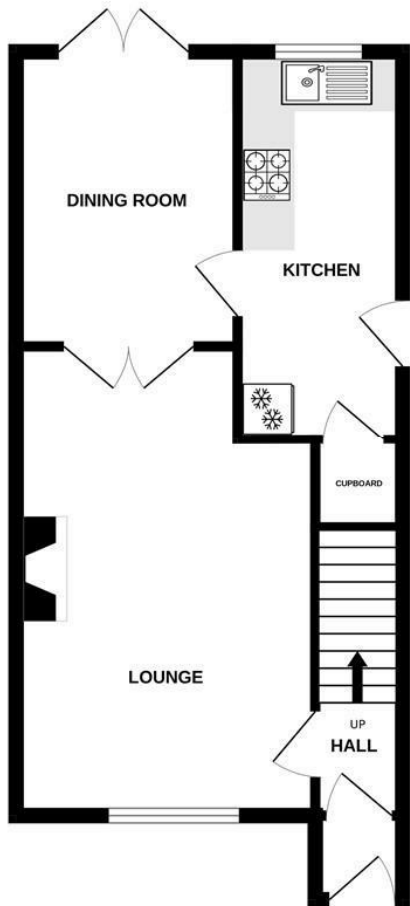
Broadband Speed: Basic 4 MBPS

## Anti-Money Laundering:

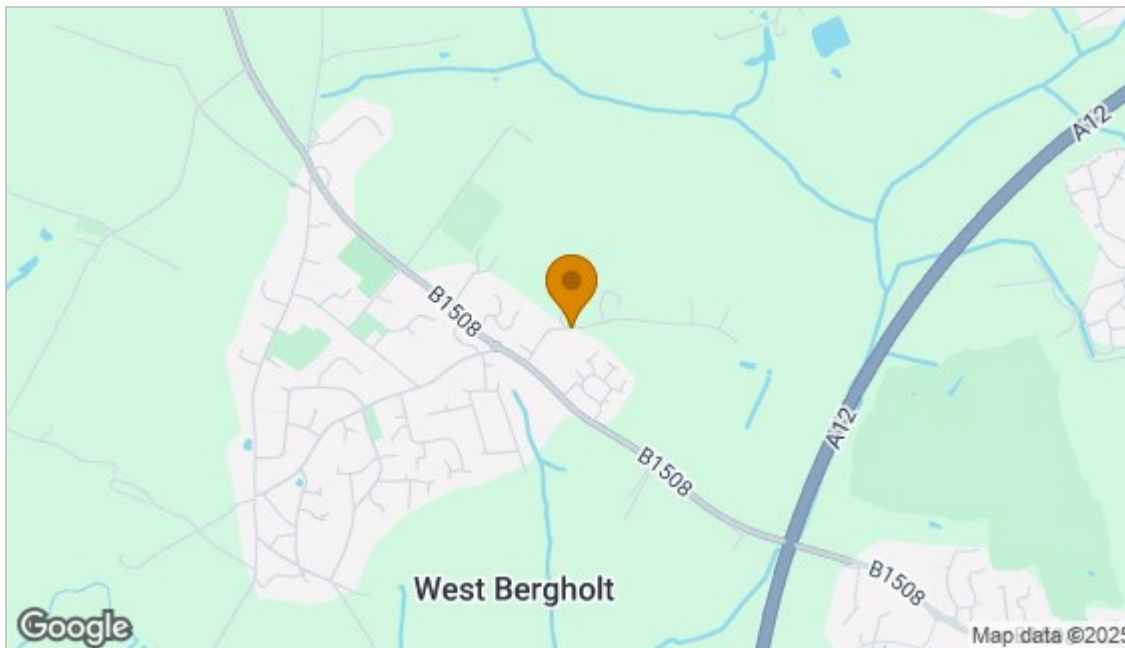
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you, directly to Lifetime Legal, in advance of us issuing a memorandum of sale and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks

## Disclaimer:

Every care has been taken with the presentation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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