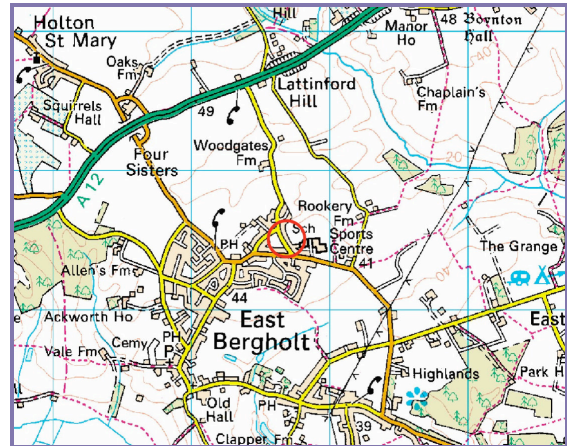


"West Gate" Woodgates Road, East Bergholt, Suffolk. CO7 6RG

For sale £275k



Fully modernised and extended, three bedroom, semi-detached, bungalow. Located in sought after village

tenure	freehold	utilities		media and communications	
council tax	band D	electricity	mains	analogue tv	✓ freeview ×
heating		gas	mains	satellite tv	×
main	gas - central	water supply	mains	cable tv	×
supplementary	none	water waste	mains	telephone	✓ broadband ✓
				data network	✓

about

investment property potential
village property

inside

lounge
dining room
kitchen
3 bedrooms
1 bathroom
1 shower room
conservatory
approx. inside area: 100 sq. m

outside

front garden
back garden
2 car spaces
approx. outside area: not stated

more

No onward chain. 1931 built from brick with pantiled roof. Exterior covered with pebbledash finish. Mostly double glazed. Hard standing for cars at front and mature garden to rear. Lounge/dining extension added in 2000 by reputable local builder.

directions

A12 north from Colchester, turn at junction 31 (B1080). Continue on the B1080 past The Carriers Arms & The Hare & Hounds. Turn left into Woodgates Road opposite Cook's Garage. A12 south from Ipswich, turn left into Woodgates Road at the top of Lattingford Hill.



The information in this advertisement was supplied by the owner, and is not verified by the web host as being accurate. For further details or to arrange a viewing contact the owner using ourhomeis.co.uk.

lounge

[image not supplied]

4.5m (15') x 4.1m (13'6"). New room added in 2000. Large double glazed sliding doors to garden. Fitted wall lights. Good power provision. Laminate floor. Radiator. Electric/gas point for fire. T.V. aerial point.

kitchen

Fitted with new units and appliances during extension in 2000. Gas fired double oven & hob. Double sink with drainer. Large working surfaces and wall cupboards. Gas boiler under work surface in corner. Redecorated with new ceiling and plaster. Cork tiled floor.

[image not supplied]

dining room

[image not supplied]

6.4m (21') x 3.5m (11'5"). Remodelled after extension in 2000 to provide additional space. New plaster and ceiling and new doors fitted. Provision for desk in corner space. Data and telephone connections. Radiator. Laminate floor.

bedroom 1

3.5m (11'6") x 3.5m (11'6"). Main, double bedroom. Carpeted. Window to rear overlooks enclosed area against southern boundary. Slotted pine ceiling. Radiator.

[image not supplied]

bedroom 2

[image not supplied]

3.5m (11'6") x 3.5m (11'6") Double bedroom with double glazed window to front. Wooden floorboards. Double-glazed. Radiator.

bedroom 3

3.5m (11'6") x 2.5m (9'4") Single bedroom with double glazed window to front, radiator.

[image not supplied]

conservatory

7.9m (26') x 1.4m (4'6"). Double-glazed and insulated PVC construction. Painted concrete floor. Triple insulation cell, clear roof panels. Locking doors at each end. Plumbing for washing machine. Tumble dryer vent. Electric points.

[image not supplied]

back garden

[image not supplied]

Mature garden with pond, raised flower/vegetable beds and fruit trees. Decking outside living room provides enjoyable patio area. Garden shed and aviary. Small protected area to south has water.



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