



Grier & Partners



2 WALTER ARTHUR VILLAS, BERGHOLT ROAD,
BRANTHAM, MANNINGTREE, CO11 1QS
ASKING PRICE OF £260,000





INTRODUCTION

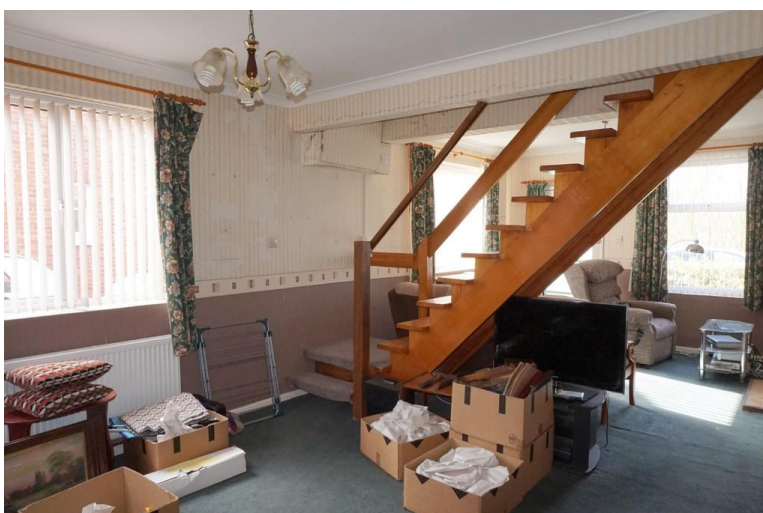
enjoying far reaching views to the front over the constantly changing landscape that is the Stour Valley, with easy access to local transport links and facilities, this three bedroom period property has a wealth of character and offers a blank canvas for the successful buyer to adapt and develop to their vision. Ample off road parking and a well sized rear garden overlooking open fields complete the property.

DIRECTIONS

from the A12 heading North take the Wherstead Junction and turn right back over the A12 towards Manningtree on the Wherstead road, continue until the Cattawade roundabout and turn third exit right onto Bergholt Road, the property can be found on the right hand side. Ample parking to the front and side leading to the garage.

INFORMATION

constructed at the turn of the century, of traditional brick construction under a tiled roof with later extensions to the rear and a majority of UPVC double glazed windows and doors throughout, along with a level of loft and wall insulation. Heating is via a modern externally located oil





fired boiler to radiators throughout and hot water via cylinder on the first floor. Modern RCD consumer unit is fitted. Broadband is available in the village.

SERVICES

mains water, drainage and electric are connected.

Babergh District Council 0300 1234000 Council Tax Band tbc EPC tbc

Please Note: as vendors agents we are unable to give any guarantee as to the condition of any appliance included (where mentioned) in the property. The photographs are provided to show the internal and external appearance of the building and in no way should a buyer assume that any contents are to be included either inside or out.

BRANTHAM

offers a wide range of social activities for all age groups. Primary schooling within the village, senior school catchment for East Bergholt High School. A parade of shops is approximately half a mile away on the Pippin development, and Manningtree a short drive away. Access to the major towns of Ipswich and Colchester is available via the A137/A12. Mainline railway station in Manningtree with journey times of about an hour to London Liverpool Street. This delightful village offers good communication links in a beautiful location in the Stour valley.

BEDROOM ONE

12'11 x 9'11 window to the front W, enjoying far reaching views over the Stour Valley Beyond, airing cupboard containing hot water tank and shelving to the side.

BEDROOM TWO

13'00 x 10'11 window to the rear E, Looking out over the garden and farmland beyond, door to the airing cupboard and through to:

BEDROOM THREE

10'01 x 8'00 window to the side S, built in storage cupboards with folding doors. Excellent potential for conversion to an ensuite bathroom from bedroom two.

LANDING

loft access, doors to bedrooms and solid wood open tread stairs to the ground floor.





ENTRANCE

via storm porch to the front through an opaque glazed door into the:

SITTING/DINING ROOM

24'04 x 13'00 this extensive open plan space has Windows to the front and side and is separated into two distinct areas by the central staircase, door through to the:

KITCHEN

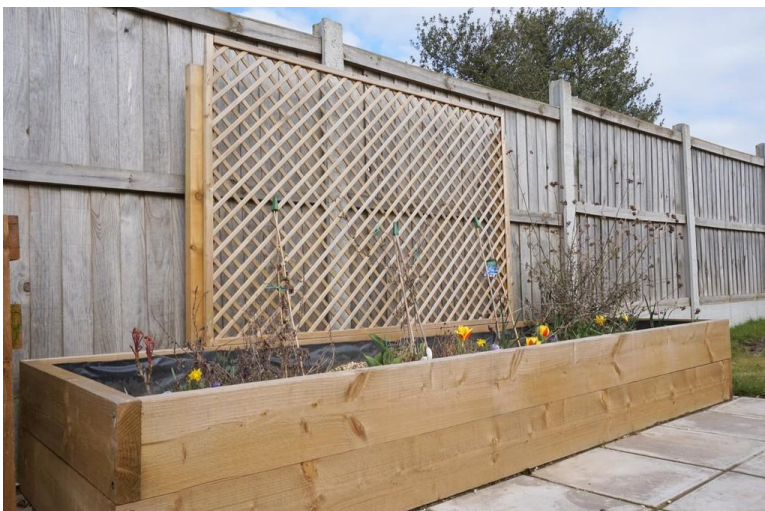
10'11 x 8'00 window to the side and part opaque glazed back door leading through to the rear porch. There are a range of wood veneer fronted wall and base units with space for freestanding electric oven and hob, washing machine, fridge freezer and chest freezer. A light imitation granite work surface runs to three sides with tiled splashback and inset stainless steel sink and drainer. Door through to the:

REAR HALL

door to the deep larder cupboard with opaque window to the rear and open to the: SHOWER ROOM 6'07 x 5'00 opaque window to side, completed as a wet shower room with floor drainage, walls are water tight panelled, power shower and curtain to side, vanity unit with inset wash basin, w/c and radiator with towel rail above to the side.

OUTSIDE

The rear garden is particularly well presented, defined fenced boundaries to all sides, predominantly laid to lawn with a recently constructed poly tunnel to the side providing opportunity for growing or use as a workshop. Established raised beds to the front interspersed with flowers and climbing plants. The side access gives space for car parking and access to the garage itself, front garden is bounded by a low well kept hedge to the path side, mature flower beds to the front of the property and a central area of block paving. POLY TUNNEL 12 X 20 and GARAGE 21'06 x 9'00 of timber frame construction with courage sheet roofing and walls, wooden double doors to the front and door to the side.





Total Approx. 84.57 sq. meters (910 sq. feet)

Ground Floor

Total Approx. 46.45 sq. meters (500 sq. feet)

First Floor

Total Approx. 38.12 sq. meters (410 sq. feet)

