



- Detached House
- Off Road Parking
- West Facing Rear Garden
- Three Bedrooms
- En Suite To Bedroom One
- WC & Family Bathroom
- Modern Living Accommodation
- NHBC Warranty Remaining
- Walking Distance Of Train Station
- Cul De Sac Location

7 Rubens Close, Alresford, Colchester, Essex. CO7 8FP.

A delightful three bedroom detached house with off road parking. The highlights to this modern family home include, generous rear garden, off road parking, kitchen/dining room, lounge and a ground floor WC. On the first floor there is a bedroom with en-suite, a further two bedrooms and family bathroom. Conveniently located within walking distance the local primary school and also within easy reach of Alresford train station offering access to London Liverpool street. The property also benefits from nearby countryside walks, Viewing highly advised.



Property Details.

Ground Floor

Entrance Hall

Front door, stairs to first floor, storage cupboard, window to side.

Living Room



14' 4" x 12' 2" (4.37m x 3.71m) Double glazed window to front, radiator.

WC



WC, wash hand basin, part paneled walls, ceiling extractor fan.

Kitchen/ Diner



15' 7" x 9' 6" (4.75m x 2.90m) Double glazed window to rear, French doors opening onto the rear garden, open plan kitchen / dinner. The kitchen includes a range of wall and base units, stainless steel one and half bowl sink, intergraded electric hob, double oven, fridge/freezer, washing machine and dish washer. Space for dining table, utility cupboard/pantry with space for tumble dryer and pantry shelving. Wall mounted boiler.

First Floor

Landing

Loft access (the loft includes ladder, insulated and is part boarded) , doors leading to:

Property Details.

Bedroom



12' 9" x 12' 0" (3.89m x 3.66m) Double glazed window to front, radiator.

En Suite



Double obscured window to front, towel radiator, WC, shower enclosure with tiled splash back, wash hand basin, part tiled walls.

Bedroom

10' 11" x 8' 10" (3.33m x 2.69m) Bedroom Double glazed window to rear, radiator. (The free standing wardrobe can be included in the sale if required)

Bedroom

11' 8" x 6' 8" (3.56m x 2.03m) Double glazed window to rear, radiator.

Family Bathroom



Tiled floor, ceiling fan, towel radiator, wash hand basin, WC, paneled bath with hand held shower head, ceiling mounted fan, part tiled walls.

Outside

Rear Garden



A generous rear garden with patio area, remainder laid to lawn, decking with pergola to the rear, two garden sheds, outside electric sockets, retained by fencing, access to driveway via side gate.

Off Road Parking

Off road parking for two vehicles via the side of the property.

Agent Note

Note

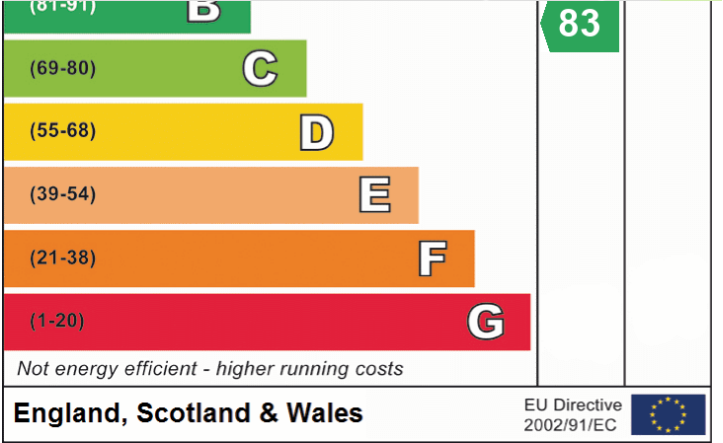
Estate charge of approximately £97.00 per annum

Property Details.

Floorplans



Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.