



- Semi Detached House
- Three Bedrooms
- Garage & Driveway
- Landscaped Rear Garden
- Generous Corner Plot
- Gas Central Heating & UPVC Windows
- Well Maintained
- Walking Distance Of Alresford Train Station

**17 Worcester Crescent, Alresford, Colchester, Essex. CO7 8EH.**

Well cared for by the current owners is this charming three bedroom semi detached family home positioned on a corner plot and within the commuter village of Alresford with direct access to London Liverpool Street via the train station that is a minutes walk from the property. Highlights include three bedrooms with first floor bathroom, living room, kitchen/diner, WC, porch, beautifully stocked front and rear gardens, garage and parking. Viewing advised.





# Property Details.

## Ground Floor

### Porch

UPVC front door, windows to side and tiled floor.

### Entrance Hall

Entrance door, radiator and stairs to first floor.

### Living Room



16' 04" x 13' 11" (4.98m x 4.24m) Double glazed window to front and side, radiator and gas fireplace.

### Kitchen



16' 06" x 8' 08" (5.03m x 2.64m) Double glazed window to rear, UPVC, radiator, fitted kitchen including a range of wall and base units, laminate worktop, tiled splash back, electric hob, oven, sink, fridge/freezer and understairs storage cupboard.

## First Floor

### Landing

Loft access and doors leading to:

### Bedroom



14' 11" x 9' 09" (4.55m x 2.97m) Double glazed window to front, fitted wardrobe and radiator.

### Bedroom



14' 2" x 9' 05" (4.32m x 2.87m) 14' 2" x 9' 05" (4.32m x 2.87m) Double glazed window to rear and radiator.

# Property Details.

## Bedroom



10' 8" x 9' 3" (3.25m x 2.82m) Double glazed window to side and radiator.

## Family Bathroom



Double glazed obscure window to side, towel rail, part tiled walls, panelled bath with over head shower, vanity unit and low level WC.

## Outside

### Garage & Off Road Parking



Garage with power and light, and an up and over door. Off road parking positioned in front, plus potential for further parking to the front of the property.

### Rear Garden



A well maintained rear garden, laid to lawn and patio areas with pergola, garden shed, access to garage and retained by fencing.



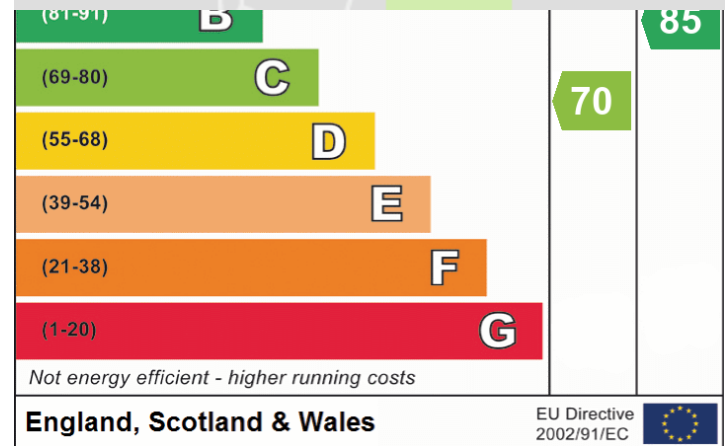
# Property Details.

## Floorplans



TOTAL FLOOR AREA - 939 sq ft (87.3 sq m) approx.  
 While every effort has been made to ensure the accuracy of the above contained floor measurements, it should be noted that the above figures are approximate and no responsibility is taken for any error or omission in the content of this plan. It is advised that you should verify the above information with your solicitor prior to purchase. The services, systems and appliances shown here are based on what is shown on the plan and are not intended to be taken as a guarantee of any kind. Measurements are subject to change.

## 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.