



- Three Bedrooms
- Ground floor Cloak Room
- Off Road Parking & Garage
- Station Access
- Modern Bathroom

25 Crestlands, Alresford, Colchester, Essex. CO7 8AF.

Situated in the popular village of Alresford this well presented three bedroom town house is ideally positioned at the end of a quiet cul-de-sac. Alresford is a charming village with its own train station, village shop, local primary school, pub, and country walks all on its door step. Internally the house benefits from a newly fitted bathroom, separate kitchen, living/dining room, ground floor cloak room, and three generous sized bedrooms. Early viewings are strongly advised.



Property Details.

Ground Floor

Entrance hall

Tiled flooring, radiator, and door to;

Cloakroom



6' 8" x 3' 6" (2.03m x 1.07m) Window to front, tiled flooring, wash hand basin, W/C, space for washing machine.

Lobby

7' 2" x 5' 10" (2.18m x 1.78m) Access to storage cupboard, stairs up and door to;

Study/ sitting room

9' 1" x 16' 0" (2.77m x 4.88m) Window and sliding door to rear, radiator.

First floor

Living/dining room



14' 4" x 12' 9" (4.37m x 3.89m) Window to rear, radiator, door to;

Landing

Access to storage cupboard, stairs up and doors to;

Kitchen



8' 10" x 11' 4" (2.69m x 3.45m) Window to front, inset spot lights, range of eye level and low level fitted units with work surface over, single oven, electric hob with extractor over, inset stainless steel sink, space for washing machine/ tumble dryer and fridge freezer.

Bathroom



6' 9" x 8' 4" (2.06m x 2.54m) Window to front, fully tiled, vanity sink unit, W/C, panelled bath with over head rain shower, heated towel rail and access to air cupboard.

Property Details.

Second Floor

Landing

Window to rear, access to storage cupboard and doors to;

Bedroom one



13' 5" x 8' 10" (4.09m x 2.69m) Window to rear, space for free standing wardrobe, and radiator.

Bedroom two



12' 2" x 8' 10" (3.71m x 2.69m) Window to front, radiator, space for wardrobe.

Bedroom three



9' 3" x 12' 0" (2.82m x 3.66m) Window to front and radiator.

Outside

Garden



To the front of the house there is off road parking for two cars as well as access into the garage which has full power connected to it. The Rear garden is enclosed by fencing and has a section which has decking creating a suitable space for garden furniture. the current owners have laid artificial grass for low maintenance purposes. At the end of the garden there are raised beds with flowers and mixture of fruit and vegetable trees. The sheds and green house will remain.

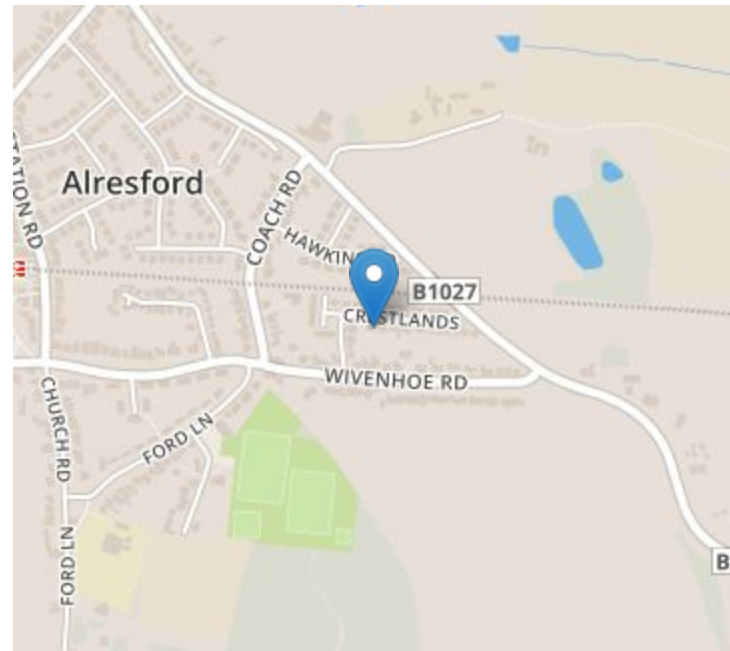
Property Details.

Floorplans

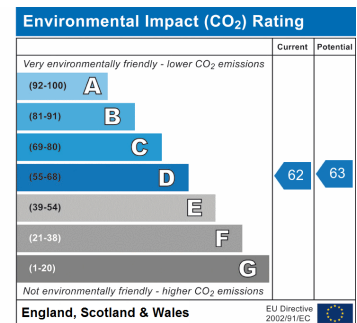
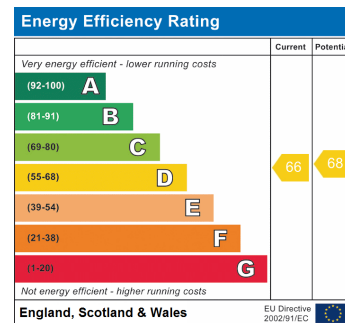


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Location



Energy Ratings



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.