



- No Chain
- First Floor Maisonette
- Two Bedrooms
- Lots Of Potential
- Private Garden
- Garage
- Village Location

### 1 De Staunton Close, Alresford, Colchester, Essex. CO7 8AL.

Offered with no onward chain is this two bedroom spacious first floor maisonette in Alresford with good access to local amenities, train station and countryside walks. With lots of potential this property currently offers two good sized bedrooms, lounge, kitchen, WC, Bathroom, private garden, workshop and garage. Call us now to view.



# Property Details.

## Entrance Hall

Accessed via a Upvc glazed door with storage space and stairs to accomodation.

## Landing

Airing cupboard and doors to.

## Lounge



14' 1" x 13' 9" (4.29m x 4.19m) Window to front and radiator.

## Kitchen



12' 2" x 10' 1" (3.71m x 3.07m) Window to rear, wood effect flooring, fitted units with worktops over, spaces for appliances, fitted sink, fitted cupboards.

## Bedroom One



11' 5" x 8' 0" (3.48m x 2.44m) Window to rear, radiator, fitted cupboard.

## Bedroom Two



10' 4" x 8' 0" (3.15m x 2.44m) Window to front, radiator, wardrobe.

# Property Details.

## WC



Window to rear, low level WC, radiator.

## Bathroom



Window to rear, panel bath, wash hand basin, radiator, tiled walls.

## Private Garden



With a large workshop, various shrubs and plants, enclosed by fencing.

## Garage

in a block with up and over door to front.

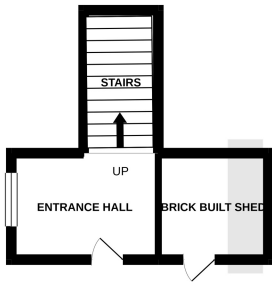
## Storage

Brick built storage shed.

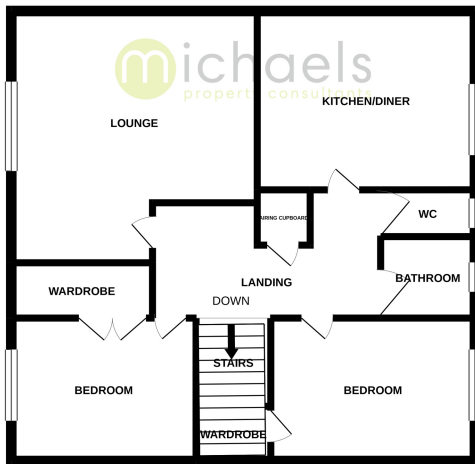
# Property Details.

## Floorplans

GROUND FLOOR  
118 sq.ft. (11.0 sq.m.) approx.



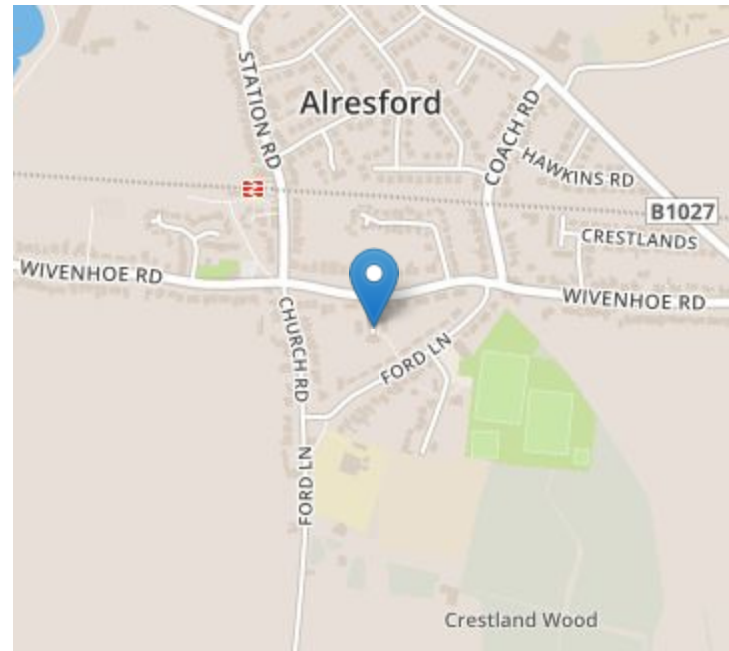
1ST FLOOR  
649 sq.ft. (60.3 sq.m.) approx.



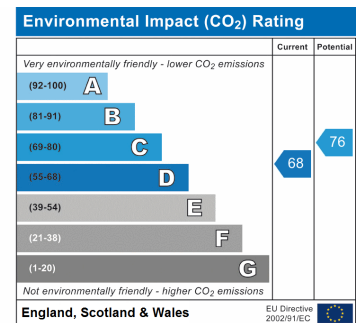
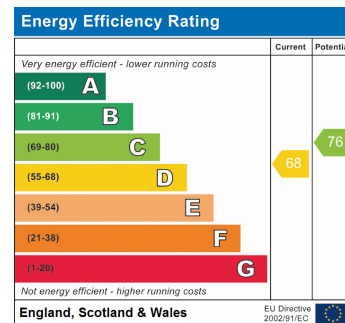
TOTAL FLOOR AREA: 767 sq.ft. (71.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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 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.