



- Semi Detached Home
- Village Location
- Garage and Parking
- Three Bedrooms
- Ground Floor Cloakroom
- Station Access

**13 Elm Close, Alresford, Colchester, Essex. CO7 8EE.**

A well presented three bedroom semi-detached house, situated in the popular Village of Alresford just east of Colchester town and offering train station, local shops, countryside walks and local pub. Offered in very good condition through this excellent home offers three good sized bedrooms, spacious lounge, modern kitchen, cloakroom and family bathroom, conservatory, beautiful landscaped garden, oversize garage and off road parking.



# Property Details.

## Ground Floor

### Entrance Hall

With radiator, tiled flooring, stairs rising to first floor and doors to.

### Cloakroom



With obscure window to front, radiator, wash hand basin, low level WC.

### Kitchen/Diner



15' 11" x 8' 9" (4.85m x 2.67m) With window to front, tiled floor, radiator, a modern fitted kitchen with a range of eye level and base units with drawers and worktops over, inset one and a half sink and drainer, tiled splash backs, gas hob with extractor hood over, electric oven, space for dishwasher, space for fridge/freezer, space for washing machine, breakfast bar area, under stairs storage cupboard.

## Lounge



16' 11" x 14' 0" (5.16m x 4.27m) With window to side, patio doors to conservatory, radiator, TV point.

## Conservatory



12' 5" x 8' 1" (3.78m x 2.46m) Door to garage, doors to garden.

## First Floor

### Landing

With airing cupboard, loft access, doors to.

# Property Details.

## Bedroom One



13' 11" x 10' 0" (4.24m x 3.05m) With window to front, radiator.

## Bedroom Two

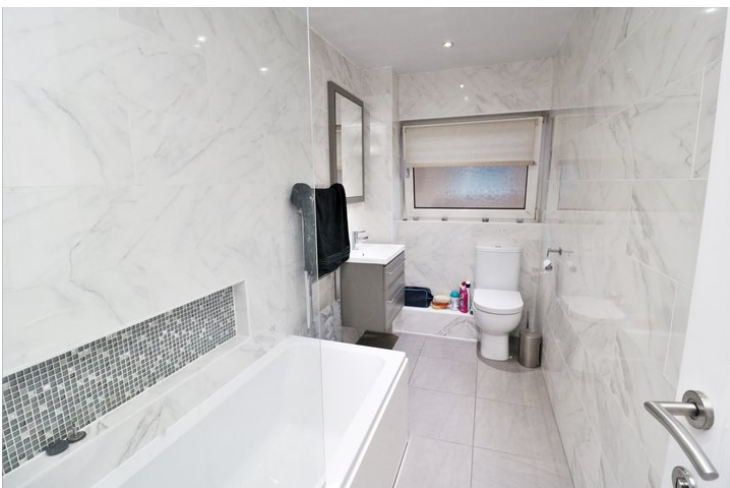


13' 11" x 9' 6" (4.24m x 2.90m) With window to rear, radiator.

## Bedroom Three

10' 9" x 9' 5" (3.28m x 2.87m) With window to side, radiator.

## Bathroom



With obscure window to side, radiator, wash hand basin, low level WC, paneled bath with shower over, ornate tiles and storage, heated towel rail.

## Outside

### Rear Garden



A landscaped rear garden enclosed by paneled fencing, patio area directly to the rear of the property leading to lawn, Water feature, raised seating area.

### Garage

22' 1" x 8' 5" (6.73m x 2.57m)

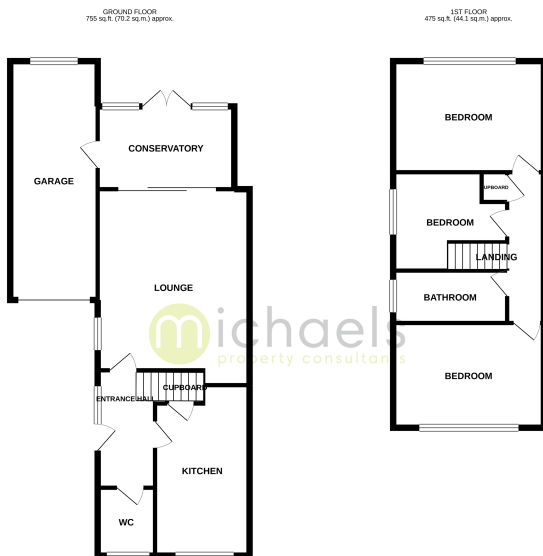
With up and over door to front, window to rear, door to conservatory, power and light connected.

### Driveway

In front of garage providing ample off road parking and covered by awning.

# Property Details.

## Floorplans



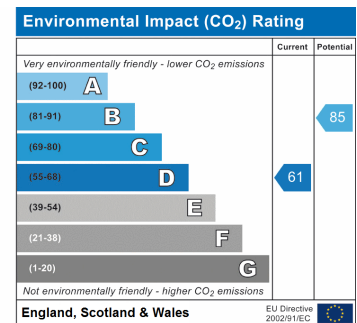
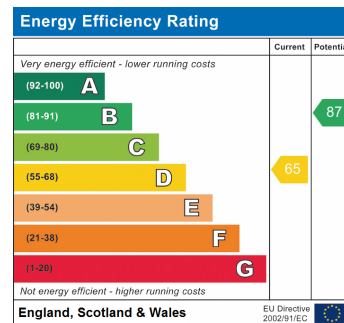
TOTAL FLOOR AREA: 1230 sq.ft. (114.3 sq.m.) approx.

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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.