



- Semi Detached House
- Three Bedrooms
- Ample Parking & Garage
- Extended
- Kitchen/ Diner
- Lounge
- WC & First Floor Bathroom
- South Facing Garden

**17 Bramley Close, Alresford, Colchester, Essex. CO7 8EL.**

A brilliantly extended and upgraded semi-detached home in this small cul-de-sac close by to train station and local shops. In wonderful condition from start to finish with a generous kitchen/dining space, ground floor WC, good sized lounge, three first floor bedrooms, shower room, south facing rear/side garden along with ample parking and garage. Call for further details.





# Property Details.

## Ground Floor

### Entrance Hall

UPVC front door, tiled floor, stairs to first floor.

### Lounge



16' 3" x 13' 10" (4.95m x 4.22m) Double glazed window to front, side, feature wall, vertical radiator.

### Kitchen/Diner



25' 4" x 13' 9" (7.72m x 4.19m) Understairs storage cupboards, tiled floor with underfloor heating, inset spot lights, open onto kitchen, with roof lantern French doors and window to rear, range of wall and base units, tiled splash back, breakfast bar, fridge, ceramic sink space for washing machine, freezer dish washer, space for range style cooker.

### WC

Double glazed obscure window to side, inset spot lights, part tiled walls, radiator, wall hung WC and wash hand basin.

## First Floor

### Landing

Doors leading to:

# Property Details.

## Bedroom



14' 0" x 8' 10" (4.27m x 2.69m) Double glazed window to rear, fitted wardrobe, radiator.

## Bedroom



12' 9" x 10' 5" (3.89m x 3.17m) Double glazed window to front, radiator, fitted wardrobe.

## Bedroom



10' 8" x 9' 5" (3.25m x 2.87m) Double glazed window to side, fitted storage, connection for a radiator.

## Shower Room

Double glazed obese window to side, WC, wash hand basin, shower enclosure.

## Outside

### Rear Garden



A well miniated rear garden with patio area and the remainder laid to lawn, retained by fencing, side access.

## Garage

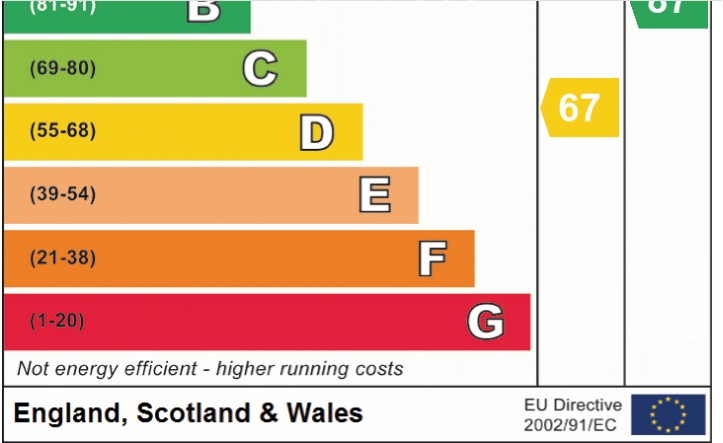
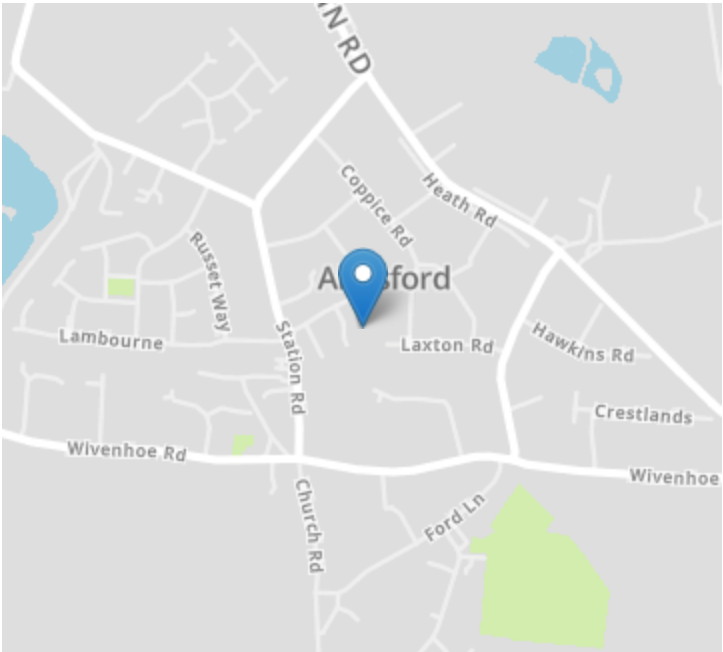
Ample off road parking via the driveway, leading to garage with power and up& over door, the garage has also been separated to the rear creating a utility area.

# 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.