



- Semi Detached House
- Three Bedroom
- Living Room
- Off Road Parking
- En Suite, Family Bathroom & WC
- NHBC Guarantee Remaining
- Walking distance of Alresford Train Station
- Offered For Sale With No Onward Chain

12 Russet Way, Alresford, Colchester, Essex. CO7 8FS.

Offered for sale with no onward chain, this home originally constructed by Taylor-Wimpey, will suit a family. This beautiful three bedroom semi detached house is located within walking distance of Alresford Primary School and Train Station with fast links to London Liverpool Street Station. Highlights include living room, open plan kitchen/diner, cloakroom, three bedrooms the master bedroom includes an en suite shower room, and a family bathroom. Off road parking, side gate leading to the low maintenance and south facing rear garden laid to lawn. Early viewing highly advised.



Property Details.

Ground Floor

Entrance Hall

5' 10" x 5' 09" (1.78m x 1.75m)

Living Room



13' 10" x 12' 01" (4.22m x 3.68m)

Kitchen / Diner



15' 6" x 13' 05" (4.72m x 4.09m) Double glazed window to rear and UPVC French doors, dining area and open plan onto the fitted shaker style kitchen including laminate worktop, splash back, AEG double oven, gas hob, extractor fan, stainless steel sink, fridge/ freezer, washing machine.

WC

6' 0" x 3' 5" (1.83m x 1.04m) Low level WC, wash hand basin, ceiling fan.

Firsts Floor

Landing

Loft access, radiator

Bedroom One



12' 02" x 9' 10" (3.71m x 3.00m)

En Suite



5' 10" x 5' 08" (1.78m x 1.73m) Double glazed obscure window to front, low level WC, wash hand basin, separate shower enclosure.

Property Details.

Bedroom Two



10' 0" x 8' 1" (3.05m x 2.46m) Double glazed window to rear, radiator.

Bedroom Three



11' 8" x 6' 08" (3.56m x 2.03m) Double glazed window to rear, radiator.

Family Bathroom



6' 09" x 5' 5" (2.06m x 1.65m) Low level WC, wash hand basin, panelled bath with over head shower and tiled splash back, inset spot lights, ceiling fan, radiator.

Outside

Off Road Parking

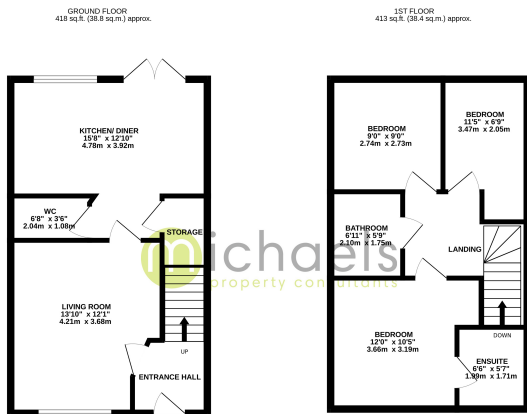
Off road parking to the side of the property, grassed area to the front with foot path to the front entrance.

Rear Garden

A well maintained low maintenance rear garden mainly laid to lawn, side access to via the gated entrance leading to the driveway.

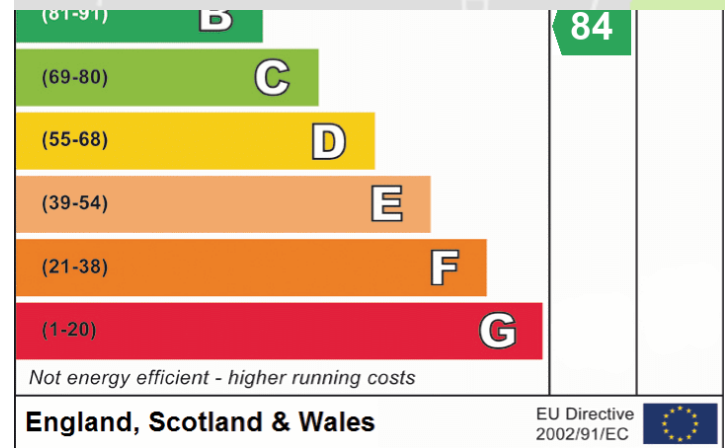
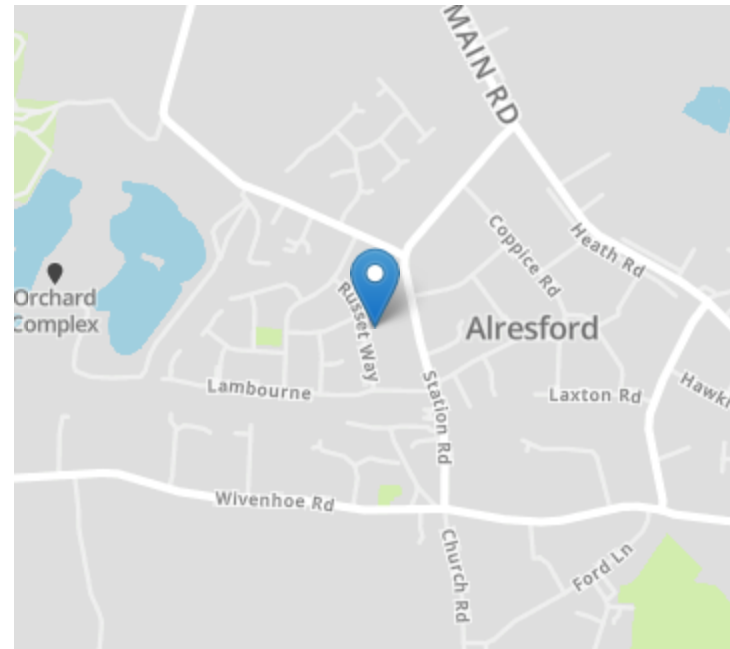
Property Details.

Floorplans



TOTAL FLOOR AREA: 831 sq ft (77.2 sq m) approx.
When every square foot has been checked against the appropriate floor levels contained herein, measurements of floor levels, rooms and any other parts as appropriate shall be completed. Measured as at the completion of the construction. The plans to be used are those only as shown on each set of the appropriate purchase. The accuracy of the measurements shown on the plans is not guaranteed by the seller. Measurements are for information 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. Made with version 10.0.0.0

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.