



- Semi Detached Bungalow
- Garage & Off Road Parking
- Wet Room
- Double Glazing & Gas Central Heating
- Conservatory
- Living Room
- Generous Rear Garden
- Walking Distance Of Alresford Train Station
- No Onward Chain
- Potential To Extend (STP)

## 14 Coppice Road, Alresford, Colchester, Essex. CO7 8DN.

Offered for sale with no onward chain is this three bedroom semi-detached bungalow. The bungalow also offers potential to convert into a chalet bungalow subject to planning. The property highlights includes modern kitchen, spacious living room, conservatory, modern wet room, generous rear garden, garage & off road parking. Positioned in the sought after location of Alresford within walking distance to local amenities and train station. Agent holds key for viewings, arrange your viewing appointment today.





# Property Details.

## Living Accommodation

### Porch

4' 02" x 1' 11" (1.27m x 0.58m) UPVC front door.

### Entrance Hall

19' 08" x 3' 0" (5.99m x 0.91m) Wooden inner front door, radiator, loft access (part boarded, insulated, ladder and light)

### Living Room



17' 0" x 9' 10" (5.18m x 3.00m) Double glazed window to rear, radiator, fireplace hearth, four wall lights and ceiling light.

## Kitchen



11' 11" x 11' 01" (3.63m x 3.38m) Double glazed window to side and UPVC door to rear, radiator, inset spot lights, fitted shaker style kitchen, range of wall and base units/draws, stainless steel sink right hand drainer, space for oven, fridge/freezer and washing machine.

## Conservatory



12' 11" x 8' 01" (3.94m x 2.46m) Double glazed windows to side and rear, UPVC door to rear, radiator.

# Property Details.

## Bedroom



15' 05" x 9' 11" (4.70m x 3.02m) Double glazed window to front, radiator, fitted wardrobes.

## Bedroom



9' 10" x 7' 08" (3.00m x 2.34m) Double glazed window to front, radiator, fitted wardrobes.

## Bedroom

9' 11" x 7' 08" (3.02m x 2.34m) Double glazed window to side, radiator, fitted wardrobes.

## Wet Room



Double glazed obscure window to side, low level WC, vanity unit with sink, wall hung shower head, tiled walls.

## Outside

### Garage & Off Road Parking

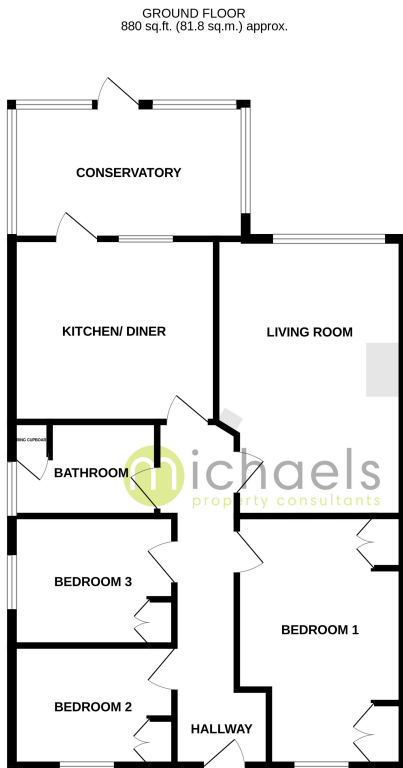
Driveway to the front creating ample off road parking leading to the garage with power and up and over door.

### Garden

The generous rear garden is laid to lawn and patio, retained by fencing, side door to garage and gated access to driveway.

# Property Details.

## Floorplans



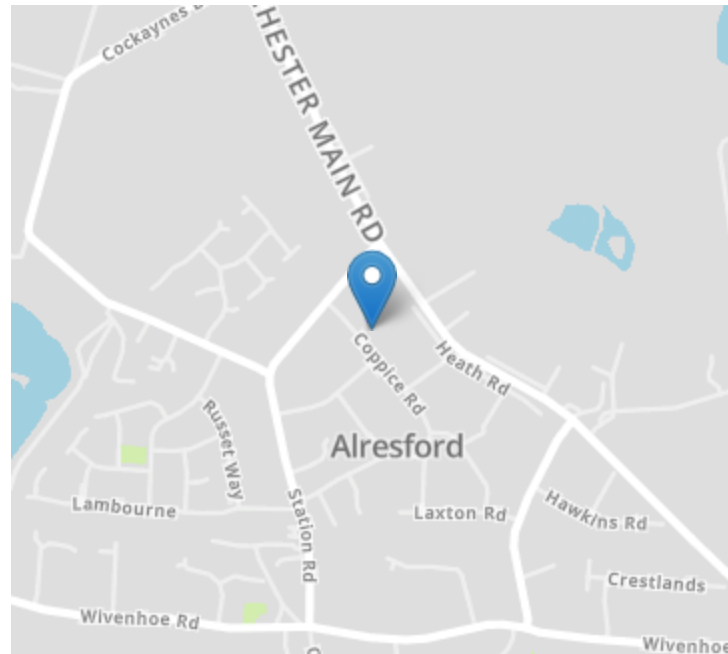
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TOTAL FLOOR AREA: 880 sq.ft. (81.8 sq.m.) approx.

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 misstatement. 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 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.