



- Semi Detached House
- Two Bedrooms
- First Floor Bathroom
- Ample Off Road Parking
- Cul De Sac Location
- Walking Distance Of Alresford Train Station
- Close To The Local Primary School
- Double Glazing

## 21 Poplars Close, Alresford, Colchester, Essex. CO7 8BH.

Ideal first time buyer property rare opportunity to acquire this semi detached home in this popular cul-de-sac within the commuter village of Alresford just east of Colchester Town. With two bedrooms, first floor bathroom, spacious lounge/diner, fitted kitchen, good size garden with workshop and of road parking. Offers excellent potential. Within easy reach of Alresford railway station along with countryside walks, various shops and excellent local pub.



# Property Details.

## Ground Floor

### Entrance Hall



6' 02" x 3' 10" (1.88m x 1.17m) UPVC front door opening onto the entrance hall, storage and airing cupboard, door leading to:

### Living Room



13' 11" x 11' 11" (4.24m x 3.63m) Double glazed patio door to rear, open plan living space, storage heater, stairs rising to first floor, under stairs storage.

## Kitchen



7' 0" x 7' 10" (2.13m x 2.39m) Double glazed window to front, fitted kitchen including a range of wall and base gloss units, breakfast bar, laminate worktop, tiled floor, integrated electric oven and hob, sink with right hand drainer, space for washing machine and fridge/freezer.

## First Floor

### Landing

Loft access, doors leading to:

# Property Details.

## Bedroom One



10' 06" x 8' 1" (3.20m x 2.46m) Double glazed window to rear, built in storage, wardrobe, storage heater, space for double bed.

## Bedroom Two



7' 07" x 8' 06" (2.31m x 2.59m) Double glazed window to front, storage heater, currently used as a double bedroom.

## Family Bathroom



Double glazed obscure window to front, towel rail, white suite including, panelled bath with over head shower and splash back, low level WC.

## Outside

### Off Road Parking

A generous block paved driveway creating off road parking for several vehicles. Gated side access leading to the garden.

### Rear Garden



A well maintained and stocked rear garden including a patio area, vegetable patch with raised beds workshop, garden shed and the remainder of the garden is laid to lawn. Retained by privacy fencing.

# Property Details.

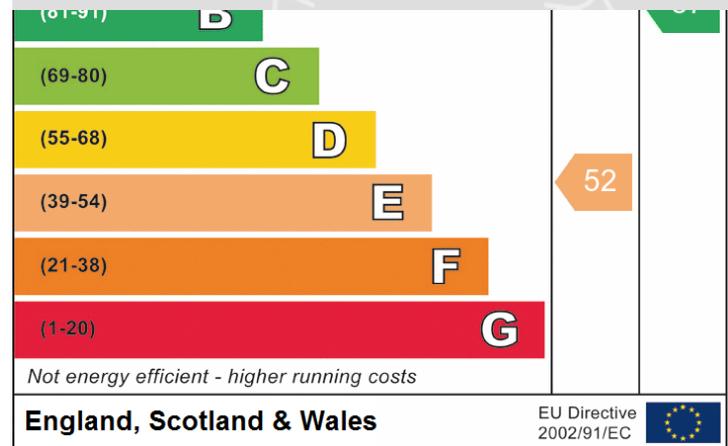
## Floorplans



**TOTAL FLOOR AREA: 500 sq ft (46.4 sq m) approx.**

We do not warrant that these floor plans represent the accurate and true layout of the property. Measurements are taken from the centre of the walls and are not intended to be used for the purpose of determining the area of the property. The area of the property is not intended to be used for the purpose of determining the area of the property. The area of the property is not intended to be used for the purpose of determining the area of the property.

## 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.