



- Town House
- Four Bedrooms
- Semi Detached
- Garage & Driveway
- Rear Garden
- Family Bathroom, En Suite & WC
- Kitchen
- Lounge With French Doors To Garden
- Walking Distance Of Railway Station

18 Lambourne, Alresford, Colchester, Essex. CO7 8FT.

A charming town house positioned in the popular village of Alresford with easy access to local countryside walks, as well also under a 5 minute walk to the train station with links to London Liverpool Street. The accommodation offers great living space and is ideally for a growing family. Highlights include four bedrooms, en suite, family bathroom and WC, kitchen/diner, office space, flexible accommodation over three levels, low maintenance rear garden, garage and parking. Early viewing fully advised to fully appreciate what the property has to offer.



Property Details.

Ground Floor

Entranced Hall

Composite front door, radiators, storage cupboard, stairs to first floor with under stairs storage, doors leading to:

Cloakroom

Wall mounted ceiling extractor fan, wash hand pedestal basin with tiled splash back and low level WC.

Living Room



15' 09" x 12' 03" (4.80m x 3.73m) Double glazed French doors to rear and window, radiator, open plan living space with views onto the garden.

Kitchen



11' 2" x 8' 11" (3.40m x 2.72m) Double glazed window to front, ceiling extractor fan, range wall and base units with stainless steel sink with left hand drainer, tiled splash back, double oven, gas hob cooker hood, space for fridge freezer, washing machine and breakfast bar.

First Floor

Bedroom Two



9' 5" x 8' 05" (2.87m x 2.57m) Double glazed window to front, radiator.

Bedroom Three



11' 01" x 7' 9" (3.80m x 3.38m) Double glazed windows to rear, radiator, potential to be split into two bedrooms.

Bedroom Four

11' 01" x 7' 9" (3.80m x 3.38m) Double glazed windows to rear, radiator.

Property Details.

Family Bathroom



Celling extractor fan, white suite include low level WC, wash hand pedestal basin, paneled bath with over head shower attachment, tiled splash back.

En Suite



Ceiling extractor fan, radiator, Velux window to rear, shower cubicle, tiled splash back low level WC.

Second Floor

Landing Entrance

Stairs to second floor, landing space with window to front, currently being used as study.

Bedroom One



20' 03" x 10' 11" (6.17m x 3.33m) Double glazed window to front, Velux window to rear, wall lights and radiator, fitted wardrobe.

Outside

Garage & Parking

Off road parking to the side of the property with access leading to the garage with up and over door, power and light, also gated access to the side garden.

Rear Garden



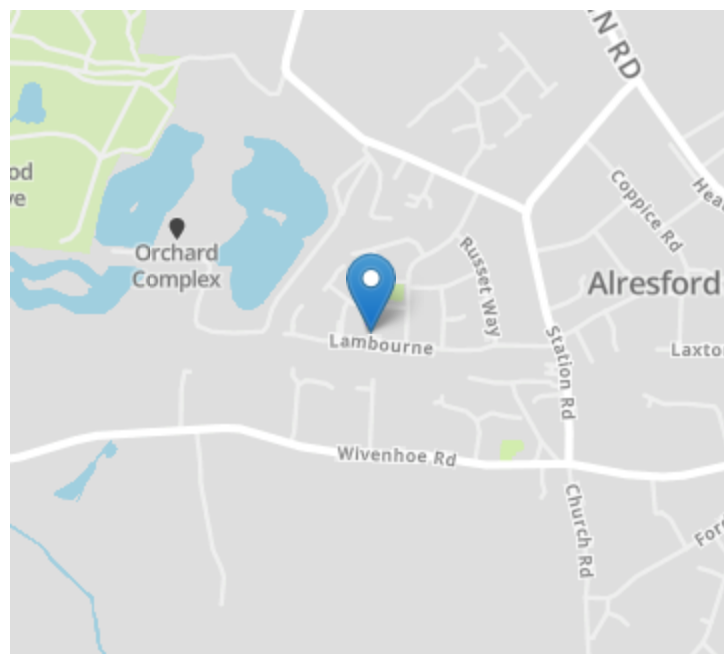
Patio area with the remainder laid to artificial lawn enclosed by fencing.

Property Details.

Floorplans



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.