



- Detached Bungalow
- Three Bedrooms
- Garage & Off Road Parking
- Living Room
- New Flooring Throughout
- Conservatory
- Private Rear Garden
- Walking Distance to Alresford Train Station

**17 Orchard Road, Alresford, Colchester, Essex. CO7 8DX.**

Offered for sale with no onward chain this detached three bedroom bungalow with garage and off road parking. Offering lots of potential and being a blank canvas to put your stamp on, located in Alresford. Currently boasting three bedrooms, good sized living room, kitchen/diner, conservatory, family bathroom, generous gardens and ample off road parking, the property has also recently benefited from new flooring throughout. Alresford is a popular commuter village on the outskirts of Colchester with countryside walks on the doorstep, good local shops and train station a short walk away. Please call for further details.



# Property Details.

## Living Accommodation

### Entrance Hall

UPVC front door, radiator, inset floor matt, loft access.

### Bedroom One



11' 7" x 10' 4" (3.53m x 3.15m) Double glazed window to front, radiator.

### Bedroom Two



10' 1" x 8' 11" (3.07m x 2.72m) Double glazed window to front, radiator.

### Bedroom Three



10' 1" x 7' 11" (3.07m x 2.41m) Secondary glazed window to side, radiator.

### Living Room



16' 0" x 12' 1" (4.88m x 3.68m) Double glazed window to rear and side, two radiators, fireplace.

# Property Details.

## Kitchen/Diner



12' 7" x 11' 08" (3.84m x 3.56m) Double glazed window to side and rear, radiator, fitted kitchen including a range of wall and base units, laminate worktop, stainless steel sink with left hand drainer, integrated electric hob, over head cooker fan, oven, fridge/freezer, wall mounted boiler, space for washing machine.

## Conservatory



6' 07" x 8' 01" (2.01 m x 2.46m) Double glazed windows to side and rear, radiator, UPVC door to side, views over looking the rear garden.

## Family Bathroom



Double glazed obscure window to side, towel rail, part tiled walls, low level WC, wash hand basin, panelled bath, over head shower.

## Outside

### Rear Garden



South facing rear garden mainly laid to lawn, patio area, side access, two garden sheds, mature trees and shrubs, retained by fencing.

### Off Road Parking & Garage

A generous driveway creating off road parking for several vehicles, leading to the garage with power and light. The driveway is retained by dwarf brick wall,

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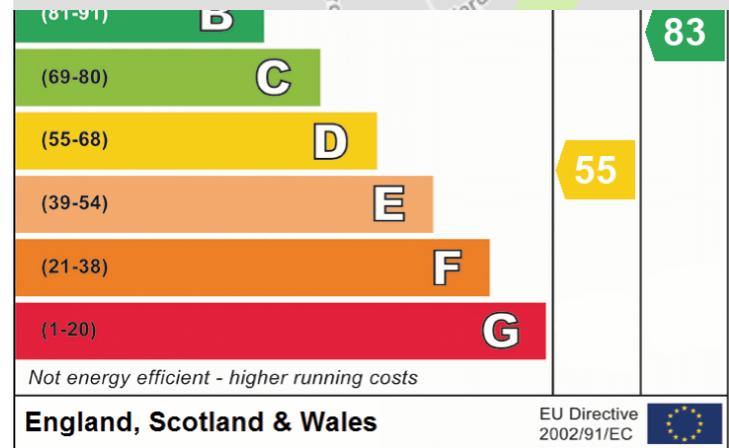
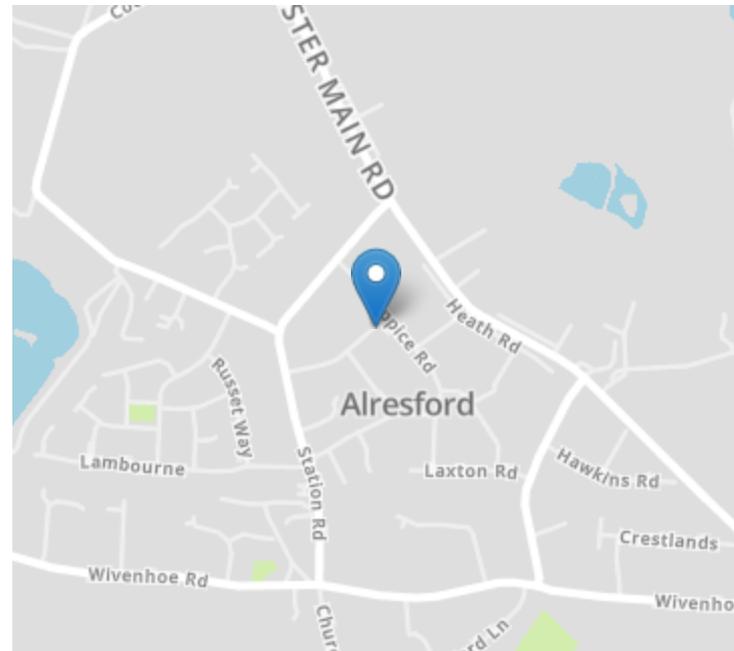
## Floorplans

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 as to their operability or efficiency can be given. Made with Metropix ©2024

## 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.