



- Semi Detached House
- Modern Living Accommodation
- Two Bedrooms
- First Floor Bathroom & WC
- Kitchen
- Living Room With French Doors Opening To Garden
- Walking Distance Of Alresford Train Station
- South Facing Garden

23 Woodford Walk, Alresford, Colchester, Essex. CO7 8FN.

Offered with a guide price of £270,000 to £280,000 is this charming modern semi-detached home positioned within walking distance of Alresford Train Station. Living accommodation includes two first floor bedrooms, family bathroom, entrance hall, cloakroom, living room, kitchen, generous south facing garden and the property also includes two parking spaces. Benefiting from NHBC warranty and being within easy reach of good schools, shops, local amenities. Call to arrange your viewing today.



Property Details.

Ground Floor

Entrance Hall

Composite front door, stairs to first floor, open to kitchen and door to lounge/diner.

Kitchen



9' 11" x 6' 01" (3.02m x 1.85m) Double glazed window to front, tiled floor, a range of fitted units and drawers with worktops over, inset sink and drainer, inset gas hob, fitted oven, splashback with extractor over, matching eye level units, kick panel heater, integrated appliances.

WC



Low level WC, wash hand basin and ceiling extractor fan.

Lounge/Diner



16' 1" x 13' 1" (4.90m x 3.99m) Double glazed French doors to rear, window to side, radiator and understairs storage cupboard.

First Floor

Landing

Loft access and doors to:

Property Details.

Bedroom One



13' 3" x 13' 2" (4.04m x 4.01m) Double glazed window to rear and radiator.

Bedroom Two



13' 01" x 8' 1" (3.99m x 2.46m) Double glazed windows to front and radiator.

Family Bathroom



Double glazed obscure window to side, low level WC, wash hand basin, part tiled walls, paneled bath with over head shower and ceiling extractor fan.

Outside

Off Road Parking

Two off road parking spaces.

Rear Garden



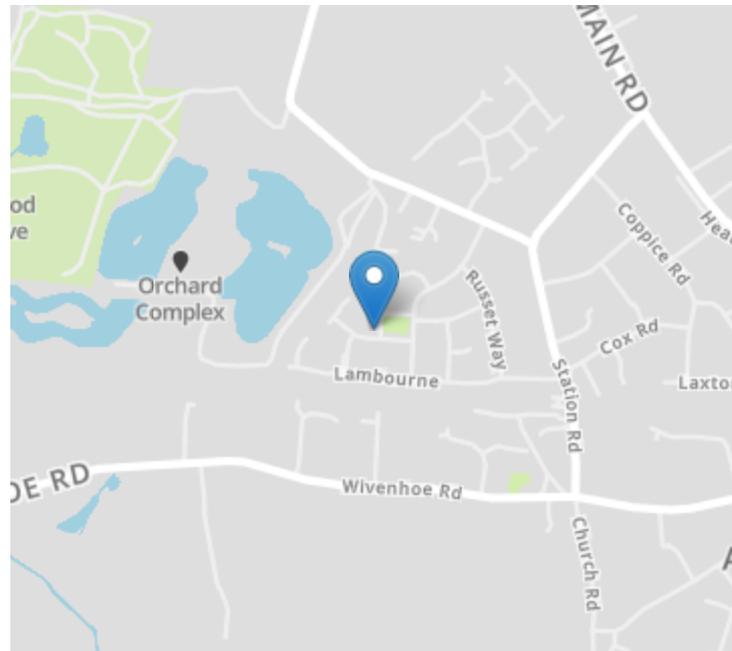
Enclosed south facing rear garden laid to lawn along with patio area, garden shed, side access.

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.