



- Coach House
- Two Carports Providing Parking
- Two Bedrooms
- Family Bathroom
- NHBC Warranty Remaining
- Gas Central Heating
- Walking Distance Of Alresford Train Station
- Ideal First Time Buy / Investment
- Modern Living Accommodation
- Freehold

**18 Pippin Way, Alresford, Colchester, Essex. CO7 8FL.**

**\*\*Guide Price £225,000-£240,000\*\*** A two bedroom Coach House. Conveniently located within walking distance of Alresford train station offering access to London Liverpool street. This two bedroom modern property is ready to move straight into making this property an ideal investment or first time buy. Highlights include a double carport one of which has had doors added, open plan living and two bedrooms, outside space. Viewing highly advised, call the sales team today.





# Property Details.

## Living Accomadation

### Entrance Hall

14' 07" x 3' 05" (4.45m x 1.04m) Composite front door opening onto the ground floor with stairs raising to the first floor entrance hall with airing cupboard.

Open plan Kitchen/Diner/ Living Room

### Kitchen/ Living Room



17' 06" x 12' 06" (5.33m x 3.81m) Double glazed windows to front and rear, two radiators, open plan kitchen/diner opening onto the living room. The kitchen includes a range of modern gloss wall and base units, laminate worktop, stainless steel sink with left hand drainer, gas hob built in oven with overhead fan, fridge/freezer and washing machine.

## Bedroom One



13' 09" x 10' 02" (4.19m x 3.10m) Double glazed window to front, radiator.

## Bedroom Two



10' 08" x 6' 05" (3.25m x 1.96m) Double glazed window to front, radiator, loft access ( the loft is insulated)  
Family Bathroom

# Property Details.

## Family Bathroom



6' 07" x 5' 06" (2.01 m x 1.68m) Double glazed obscured window to rear, inset sport lights, part tiled walls, radiator, white suite including paneled bath with over head shower, wash hand pedestal basin, low level WC.

## Outside

### Parking & Outside Space



Two carports accessed to the rear of the property. Storage to carport which also has power and light. One of the carports now has doors to the front.

A small lawn area to the front of the property,

