



- Ground Floor Maisonette
- Garage & Off Road Parking
- Front & Rear Garden
- Two Bedrooms
- Kitchen/Diner
- Living Room
- No Onward Chain
- Walking Distance Of Public Transport

82 Wivenhoe Road, Alresford, Colchester, Essex. CO7 8AG.

Offered for sale with no onward chain is this two bedroom ground floor maisonette. Ideal first time buy or investment. Highlights include private garden backing onto the kitchen, garage, off road parking, two bedrooms, living room, kitchen/diner, gas central heating and double glazing. Located within walking distance of Alresford train station and further village facilities, primary school and shops. Viewing highly advised.



Property Details.

Entrance Hall

UPVC front door, storage cupboards and doors leading to:

Kitchen/Diner



13' 3" x 9' 11" (4.04m x 3.02m) Double glazed window to rear, radiator, range of wall and base units, laminate worktop, tiled splash back, stainless steel sink with left hand drainer, wall hung boiler in storage cupboard, space for washing machine, oven and space for dining table.

Living Room



13' 7" x 11' 0" (4.14m x 3.35m) Double glazed window to front and radiator.

Bedroom One



12' 5" x 11' 02" (3.78m x 3.40m) Double glazed window to rear and radiator.

Bedroom Two



10' 2" x 9' 5" (3.10m x 2.87m) Double glazed window to front, radiator and storage cupboard.

WC

Double glazed obscure window to rear and low level WC.

Property Details.

Bathroom



Double glazed window to rear, radiator, part tiled walls and panelled bath.

Rear Garden

Rear Garden



A generous south facing rear garden mainly laid to lawn, well stocked with mature shrubs, gated access to the driveway, outside storage and garage.

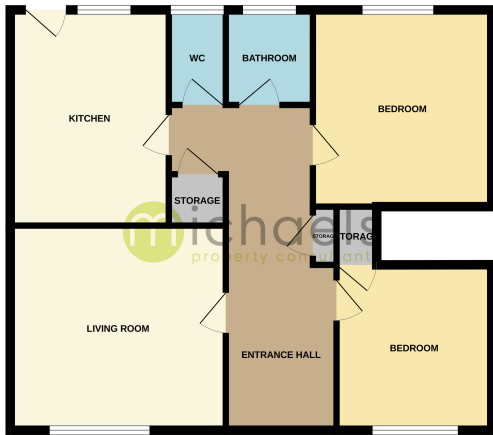
Garage & Off Road Parking

Garage positioned to right right hand side of the property, positioned to the middle of the block with an up and over garage door. Off Road parking in front of the garage.

Property Details.

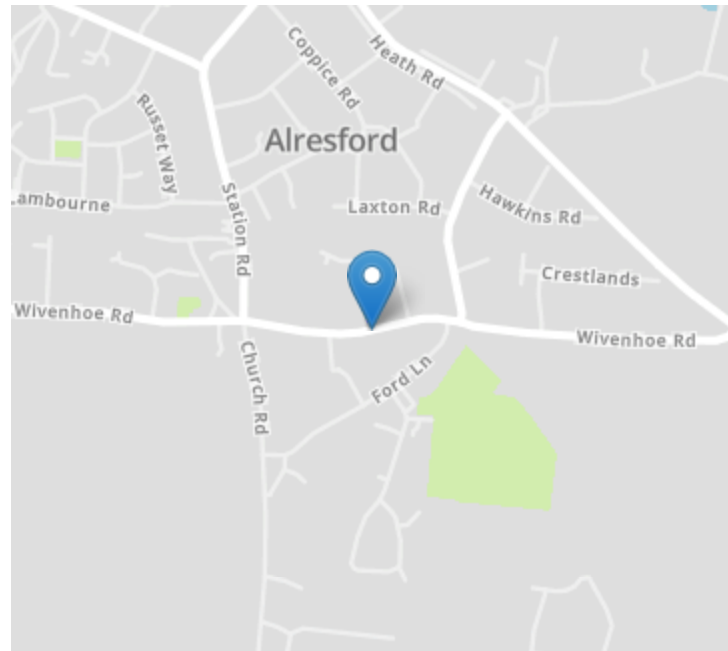
Floorplans

GROUND FLOOR
755 sq.ft. (70.1 sq.m.) approx.



TOTAL FLOOR AREA: 755 sq.ft. (70.1 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floor plan, measurements of rooms, lengths, areas and the position of fixtures, fittings and appliances are given by way of indication only. The plan is not intended to be used as a basis for any legal proceedings or as a guide to the location of any fixtures, fittings or appliances. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or condition.

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.