

Guide Price

# £325,000



- Semi Detached House
- Garage & Off Road Parking
- First Floor Bathroom & Downstairs WC
- Modern Fitted Kitched
- Bespoke Shutters
- Walking Distance of Alresford Train
  Station
- Gas Central Hearting & UPVC Windows
- Ample Off Road Parking
- Garage/ Utility
- Viewing Advised

## 1 Cox Road, Alresford, Colchester, Essex . CO7 8EJ.

A charming three bedroom semi detached family home improved by the current owners. Positioned in the popular commuter village of Alresford with direct access to London Liverpool Street via the train station that is a minutes walk from the property. The living accommodation includes, three bedrooms, first floor family bathroom, generous living room, stylish modern fitted kitchen, ground floor cloakroom, low maintenance rear garden, garage and ample off road parking via the driveway. Viewing highly advised. Guide price £325,000-£350,000.



Call to view 01206 820999



### Property Details.

### **Ground Floor**

### **Entrance Hall**

Composite Entrance door, radiator, stairs to first floor.

### WC



Double glazed obscure window to rear, storage cupboard housing boiler, WC, vanity unit with sink.

### **Living Room**

16' 7"  $\times$  13' 11" (5.05m  $\times$  4.24m) Double glazed window to front, side with bespoke shutters, radiator, fireplace.

### Kitchen



Double glazed window to rear, UPVC rear door, fitted kitchen including a range of wall and base units, laminate worktop, inset sink, integrated gas hob, oven, microwave, fridge/freezer, space for dish washer, under stairs storage.

### First Floor

### Landing

Loft access, airing cupboard, doors leading to:

### **Bedroom One**



Double glazed window to front, radiator, fitted storage.

### **Bedroom Two**



Double glazed window to rear, radiator.

### Property Details.

### **Bedroom Three**



Double glazed window to side, fitted wardrobes, radiator.

### **Family Bathroom**



Double glazed obescure window to side. tiled floor, part tiled walls, towel rail, paneled bath with over head shower, low level WC.

### Outside

### Off Road Parking & Garage

Ample of road parking to the side and front aspect of the property, leading to garage. The garage has currently been split for storage and utility area.

### Rear Garden



Low maintenance rear garden mainly laid to patio and artificial grass, retained by fencing and side gated access leading to driveway.

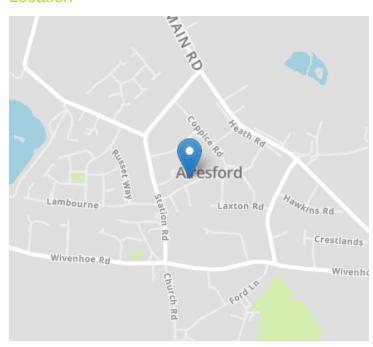
### Property Details.

### Floorplans



While very attempt has been made to ensure the accuracy of the fourgins cursained here, resourcement of doors, indicate, room and any other here are approximate and no reproxibility in site his to any ensure orientation or rela-statement. This plan is for illustration purposes and policy and should be used as such by any prospective purchases. The serious, systems and applications shown here to been instead and no guarantee as to their operability or efficiency can be given.

### 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.

