



- Semi Detached House
- Garage & Off Road Parking
- First Floor Bathroom & Downstairs WC
- Modern Fitted Kitchen
- Bespoke Shutters
- Walking Distance of Alresford Train Station
- Gas Central Heating & 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.



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" x 13' 11" (5.05m x 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 obscure 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 every effort has been made to ensure the accuracy of the floor plan, the purchaser should verify the accuracy of the floor plan by visiting the property in person. The seller, agent and publisher of this plan accept no liability for any errors or omissions. The accuracy of the floor plan is not guaranteed and no guarantee is given for the accuracy of the floor plan.

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.