



- Two Double Bedrooms
- Modern Kitchen
- Conservatory
- Garage
- Off Road Parking
- Village Location
- Semi Detached
- Great Garden

**24 Laxton Road, Alresford, Colchester, Essex. CO7 8EG.**

**\*\*Guide Price £290,000 - £300,000\*\*** A beautifully presented semi detached home in the village of Alresford, highlights of this property include two double first floor bedrooms, a modern kitchen and bathroom, spacious lounge, conservatory, great rear garden, garage and driveway providing off road parking. Alresford has plenty to offer including great schooling, good transport links with local train station, local pub and restaurant and fabulous countryside walks on the doorstep. Call us now to arrange your viewing.



# Property Details.

## Ground Floor

### Entrance Hall

Wood flooring, window to Side, radiator, stairs to first floor and doors to:

### Lounge



14' 8" x 13' 11" (4.47m x 4.24m) Double glazed windows to front and side, media wall with space for TV, sound bar and receivers, radiator, wood flooring, fitted storage.

### Kitchen



12' x 8' 11" (3.66m x 2.72m) French doors and window to conservatory, spot lights, a range of matching wall and base units with drawers and worktops over, wine rack, space for appliances, extractor hood, inset sink and drainer, radiator and pantry cupboard.

## Conservatory



14' 3" x 11' (4.34m x 3.35m) Double glazed windows and French doors to the rear garden, wood flooring and radiator.

## Bathroom



Obscure double glazed window to side, spot lighting, P-shape bath with power shower over and curved glass shower screen, pedestal wash hand basin, close coupled WC, stainless steel heated towel rail, extractor fan, and part tiled walls.

## First Floor

### Half Landing

Doors to Bedrooms.

# Property Details.

## Bedroom One



12' 5" x 10' 11" (3.78m x 3.33m) Double glazed window to front, radiator, airing cupboard, and eaves storage area.

## Bedroom Two



11' x 10' 11" (3.35m x 3.33m) Double glazed window to rear, radiator, built in wardrobe, further eaves storage area and loft point.

## Garden



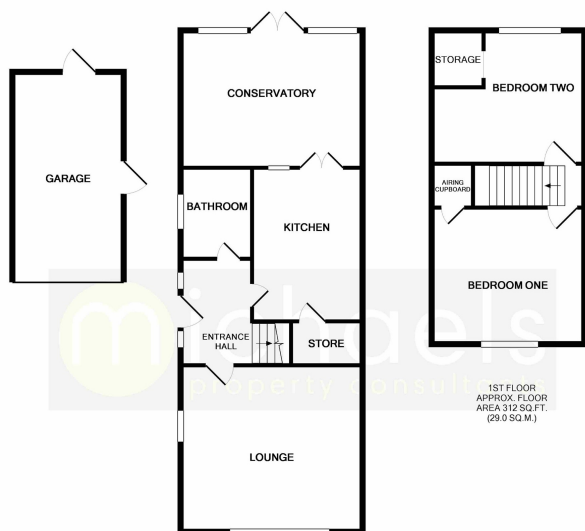
Mainly laid to lawn and enclosed by panel fencing with well stocked mature borders, patio area, shed, access to garage and front of property via side gate.

## Garage

Up and over door to front, door to side and rear, power and light connected. Off road parking to front via hardstanding area for several vehicles.

# Property Details.

## Floorplans

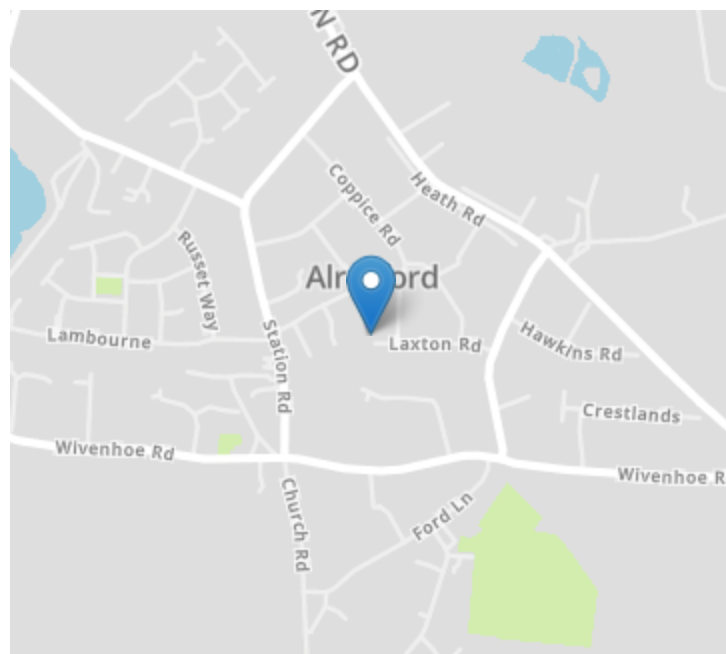


GROUND FLOOR  
APPROX. FLOOR  
AREA 748 SQ.FT.  
(69.5 SQ.M.)

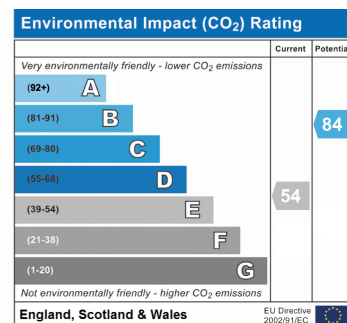
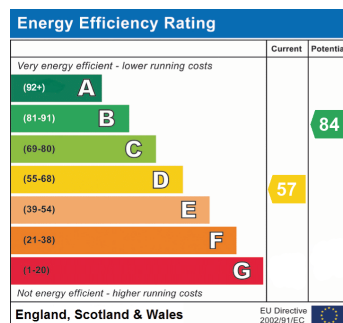
TOTAL APPROX. FLOOR AREA 1060 SQ.FT. (98.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.