



- Detached Bungalow
- Three bedrooms
- Good Sized Lounge
- Kitchen/Diner
- Generous Gardens
- Village Location
- Ample Parking

**1 Orchard Road, Alresford, Colchester, Essex. CO7 8DX.**

Offering lots of further potential and being a blank canvas to put your stamp on is this detached bungalow located in Alresford. Currently boasting three bedrooms, good sized lounge, kitchen/diner, Shower room, generous gardens and ample off road parking with plenty of scope to adjust as needed subject to any planning requirements. Alresford is a popular commuter Village on the outskirts of Colchester with countryside walks on the doorstep, good local shops and train station a short walk away. Please call for further details.





# Property Details.

## Porch

Entrance via UPVC door with door frame open to hallway.

## Hallway

With radiator, storage cupboard, airing cupboard, doors to.

## Bedroom One



11' 5" x 10' 5" (3.48m x 3.18m) With double glazed window front, radiator.

## Bedroom Two

10' x 7' 10" (3.05m x 2.39m) With double glazed window to front, radiator.

## Bedroom Three

10' x 7' 10" (3.05m x 2.39m) With window to side, radiator.

## Lounge



15' 11" x 11' 11" (4.85m x 3.63m) With double glazed window to rear and side, radiator, TV point.

## Shower Room



With obscure window to side, shower cubicle, vanity wash hand basin and WC, heated towel rail, tiled walls.

# Property Details.

## Kitchen/Diner



12' 6" x 11' 10" (3.81m x 3.61m) With double glazed window to rear and side, door to side porch/utility area, a range of matching eye level and base units with drawers and worktops over, tiled splashbacks, inset sink and drainer, space and plumbing for kitchen appliances, fitted dual fuel oven with extractor over.

## Side Porch/Utility Room



With double glazed window to side, door to front and rear, built in cupboards.

## Rear Garden



A good sized rear garden enclosed by fencing with gated side access, patio area, various flower beds, plants and shrubs but mainly laid to lawn, garden shed, outside lighting.

## Front Garden & Driveway

Concrete driveway providing ample off road parking various plants and hedgerow, gated access to rear.

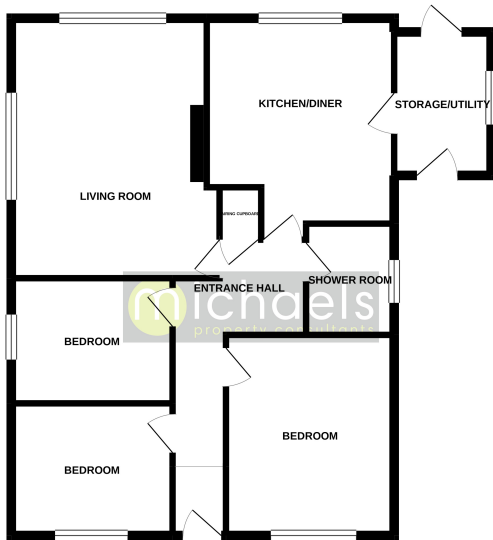
## Agents Note

Since the owners have been in the property they have carried out a range of improvements including a full rewire, new A rated boiler, cavity wall insulation, loft insulation, new lighting, new rear door and some decoration and further cosmetic works. There is some redecoration needed in the hallway and bedroom three but this has been left so the new buyers can decorate to suit. The EPC was instructed prior to the new works and as such it would be expected that a revised EPC would have a higher rating.

# Property Details.

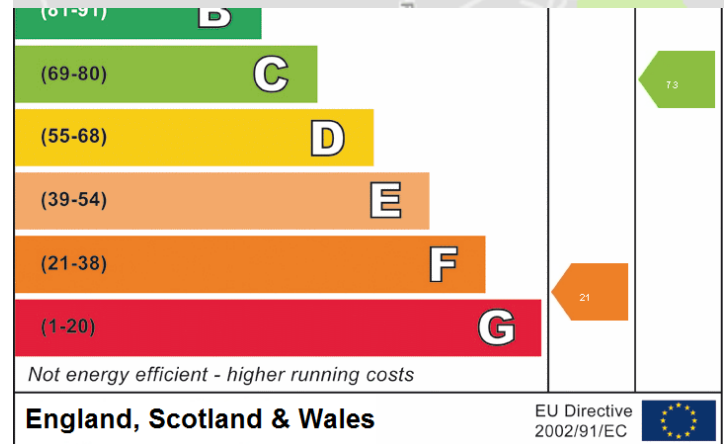
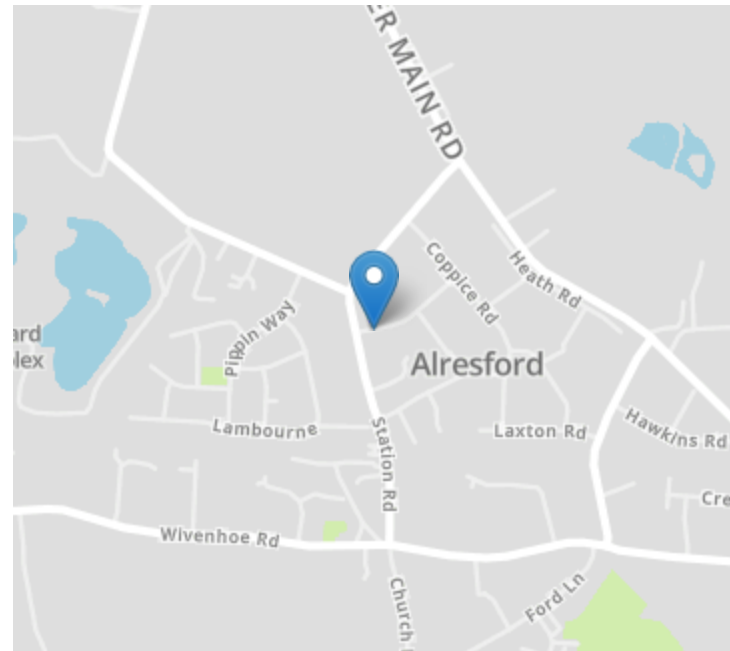
## Floorplans

GROUND FLOOR  
795 sq.ft. (73.8 sq.m.) approx.



TOTAL FLOOR AREA: 795 sq.ft. (73.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, masses and heights shown are approximate and are not intended to be used for any other purpose than a guide only. The services, systems and appliances shown have not been tested and no guarantee is given in respect of their operation or efficiency. Call us for more information.

## Location



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.