



- Village Location
- Close To Train Station
- Rear Garden
- Off Road Parking
- Lots Of Potential
- Two Bedrooms
- Bungalow
- Local Amenities Nearby

## 12 Crestlands, Alresford, Colchester, Essex. CO7 8AF.

Guide Price £230,000 to £240,000 A wonderful bungalow in this popular cul-de-sac position within the sought after commuter village of Alresford. Offering great potential with brilliant garden is this two bedroom home with lounge/diner, bathroom, kitchen, parking and easy access to the train station, shops, pub, countryside walks and more.



# Property Details.

**All accommodation on one level**

## Entrance Hall

With access to loft space, storage cupboard and radiator.

## Lounge/Diner



18' 5" x 9' 11" (5.61m x 3.02m)

With French doors to garden, radiator, fireplace, TV point.

## Kitchen



10' 10" x 9' 10" (3.30m x 3.00m)

Double glazed window to rear, double glazed door to rear garden, double glazed window to side, work-surfaces with cupboards and drawers under, wall mounted cupboards, inset stainless steel sink and drainer, plumbing for washing machine, space for further appliances, wall mounted electric heater, airing cupboard housing hot water tank.

## Bedroom One



13' 5" x 9' 10" (4.09m x 3.00m)

Window to front and radiator.

# Property Details.

## Bedroom Two



9' 11" x 9' 5" (3.02m x 2.87m)  
Window to front and radiator.

## Bathroom



Bathroom  
Panel enclosed bath, low level  
WC, pedestal wash basin,  
obscure window to side and  
radiator.

## Outside

### Rear Garden



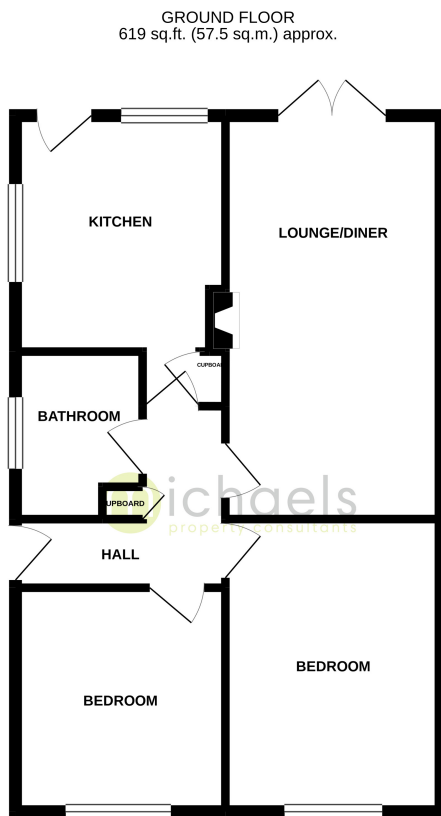
A side gate provides access to rear garden, this is mainly laid to lawn with flowers and shrubs, outside tap, patio and workshop with power and lighting.

### Parking and Info

The property benefits from off road parking to front, electric car charging point and solar panels.

# Property Details.

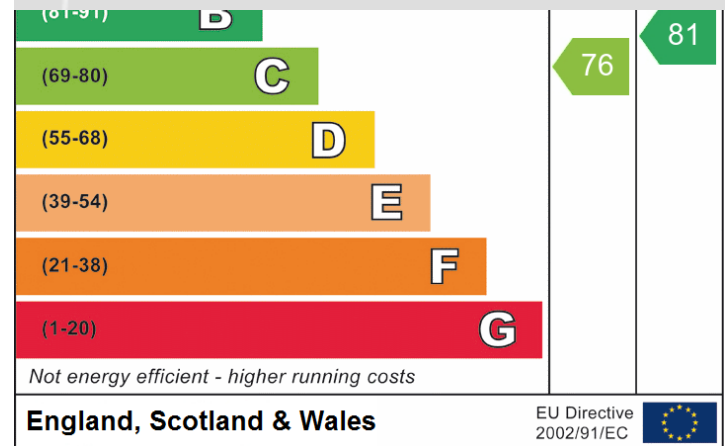
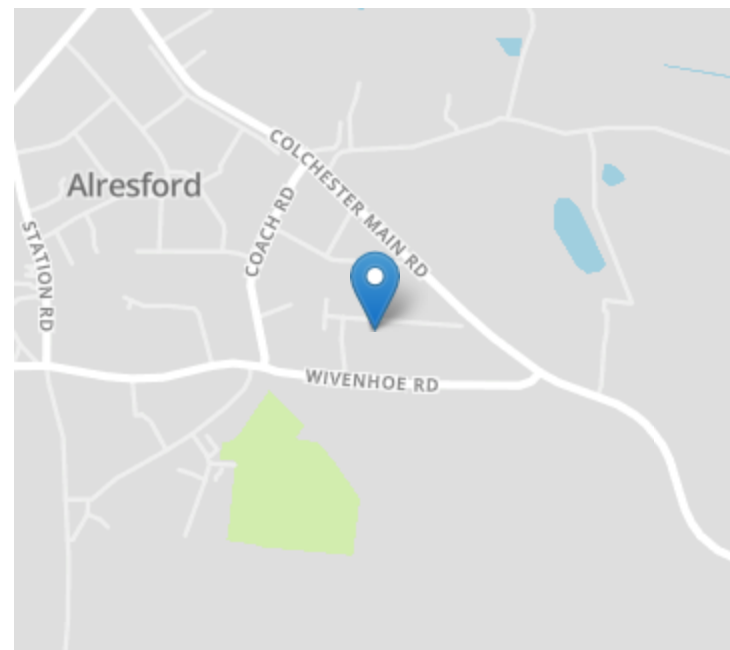
## Floorplans



TOTAL FLOOR AREA : 619 sq.ft. (57.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other levels 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



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.