



- Semi Detached
- Two Bedrooms
- Extended
- Stylish Throughout
- Popular Location
- Walk to the Station

**1 Bramley Close, Alresford, Colchester, Essex. CO7 8EL.**

A beautifully presented and well extended semi detached home in this popular cul-de-sac within the commuter Village of Alresford to the East of Colchester. Having been modernised throughout and offering stylish accommodation over two floors. Walking distance to the train station, shops and bus routes near by alongside village pub and countryside walks. Call to view.



# Property Details.

## Ground Floor

### Entrance Porch

6' 4" x 3' 2" (1.93m x 0.97m) Tiled floor and twin doors to.

### Entrance Hall

7' x 5' 7" (2.13m x 1.70m) With wood effect flooring, radiator, stairs rising to first floor and doors to.

### Lounge



14' 11" x 14' 5" (4.55m x 4.39m) Window to front, window to side, radiator, inset spotlights, feature media wall with spaces for TV and speakers.

### Bathroom



7' x 5' 8" (2.13m x 1.73m) Obscure window to front, panel bath with shower and screen over, pedestal wash hand basin, close couple WC, tiled floor, heated towel rail.

## Kitchen



11' 1" x 8' 11" (3.38m x 2.72m) A range of fitted units and drawers with work tops over, inset sinks and drainer, inset hob, electric oven, extractor, integrated fridge/freezer, space for washing machine and tumble dryer, matching eye level units, tiled splashbacks, tiled floor, radiator, fitted airing cupboard, under stairs storage cupboard and open plan to.

## Dining Room



14' 1" x 8' 10" (4.29m x 2.69m) French doors to rear garden, window to rear, Velux to rear, wood flooring, radiator.

# Property Details.

## Landing

### Bedroom One



11' 2" x 10' 11" (3.40m x 3.33m) Window to rear, radiator, eves storage cupboard and door to.

### En-Suite WC



Close couple WC, pedestal wash hand basin, extractor.

### Bedroom Two



12' 5" x 10' 10" (3.78m x 3.30m) Window to side, radiator, eves storage cupboard.

## Front Garden

mainly laid to lawn and enclosed by edging, pathway to front door and gate to rear garden.

## Rear Garden



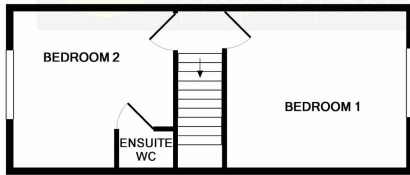
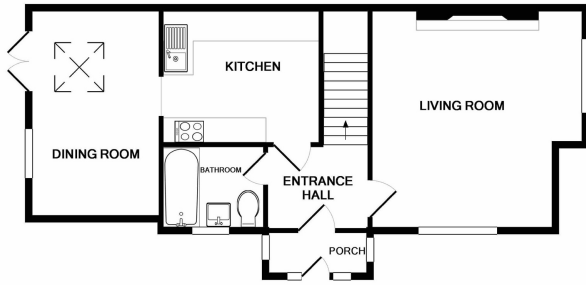
Mainly laid to lawn and enclosed by panel fencing with patio area and gate to front garden.

## Driveway

Accessed by twin gates and open to rear garden.

# Property Details.

## Floorplans



TOTAL APPROX. FLOOR AREA 850 SQ.FT. (79.0 SQ.M.)

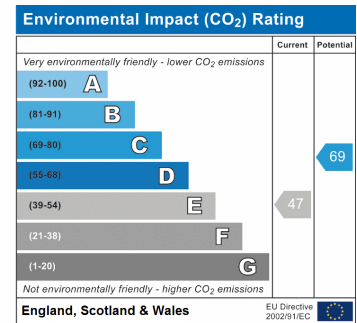
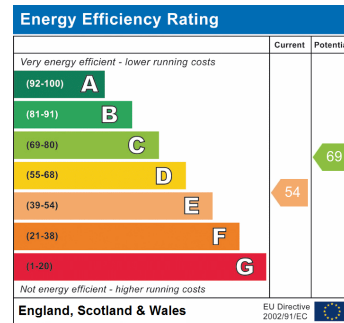
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.