# property consultants

# Offers In Excess Off £290,000



- Semi Detached House
- Home Office In Garden
- Two Double Bedrooms
- First Floor Bathroom & Downstairs -WC
- Walking Distance Of Train Station
- West Facing Garden
- Kitchen
- Lounge/Diner

#### 12 Braeburn Close, Alresford, Colchester, Essex. CO7 8FR.

A charming modern beautifully presented semi-detached home positioned within walking distance of Alresford Train Station. Improved by the current owners including a home office to the rear garden, also offering two first floor bedrooms, family bathroom, entrance hall, cloakroom, living room, kitchen, generous west facing garden with ample off-road parking. Benefiting from NHBC warranty. Within easy reach of good schools, shops, local amenities. Call to arrange your viewing today.



Call to view 01206 820999



# Property Details.

#### Ground Floor

#### **Entrance Hall**

Composite front door and stairs to first floor.

#### **Kitchen**



9' 11" x 6' 01" (3.02m x 1.85m) Double glazed window to front, range of wall and base kitchen units, celling extractor fan, laminate worktop, integrated gas hob, cooker and cooker hood, inset sink with left hand drainer, space for washing machine and dish washer,

#### Lounge /Diner



16' 1" x 13' 1" (4.90m x 3.99m) Double glazed French doors to rear and window to side, radiator and understairs storage.

#### WC

Low level WC, wash hand basin and ceiling extractor fan.

#### First FLoor

#### Landing

Double glazed windows to:

#### Bedroom One



13' 3" x 13' 2" (4.04m x 4.01m) Double glazed windows to rear and radiator.

#### **Bedroom Two**



13'01" x 8'1" (3.99m x 2.46m) Double glazed windows to front and radiator.

### Property Details.

#### **Family Bathroom**



Low level WC, wash hand basin, part tiled walls, panelled bath with overhead shower and ceiling extractor fan.

#### Outside

**Rear Garden** 



The current owners have added a large summer house currently split into two sections, with the larger section being used as a home office with light and power and the second part for storage. The garden also includes Enclosed rear garden laid to lawn along with patio area, retained by fencing and gated side gate.

#### Driveway

Off road parking via the side of the property leading to the rear garden.

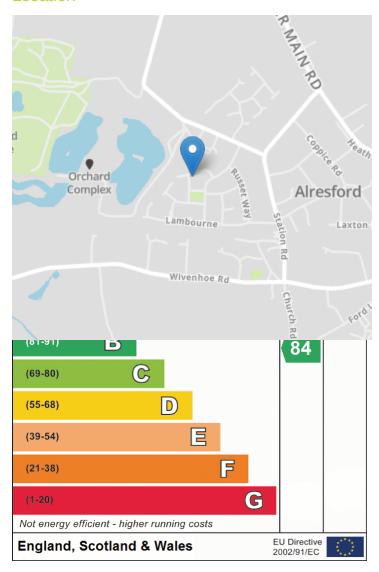
## Property Details.

#### Floorplans



TOTAL, PLOOR AREIX: 108 sgl, 1(G3.7 sgl,rn) (approx. White every american bactern paids terms the scarper of the flooping contrained here, nearautements of doors, webbiek, noors and any other items are appointent and or responsibility in taken for any error, missions or in-atameters. The pairs in the illumative population of the webbie used an activity any prospective parchase. The services, systems and populations shows have to been termed and to parameter as to their speciality.

#### 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.



140 High Street, Colchester, Essex, CO7 9AF 🌔 01206 820999 🎤 🥑 wivenhoe@michaelsproperty.co.uk