



- 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.



# 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, ceiling 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

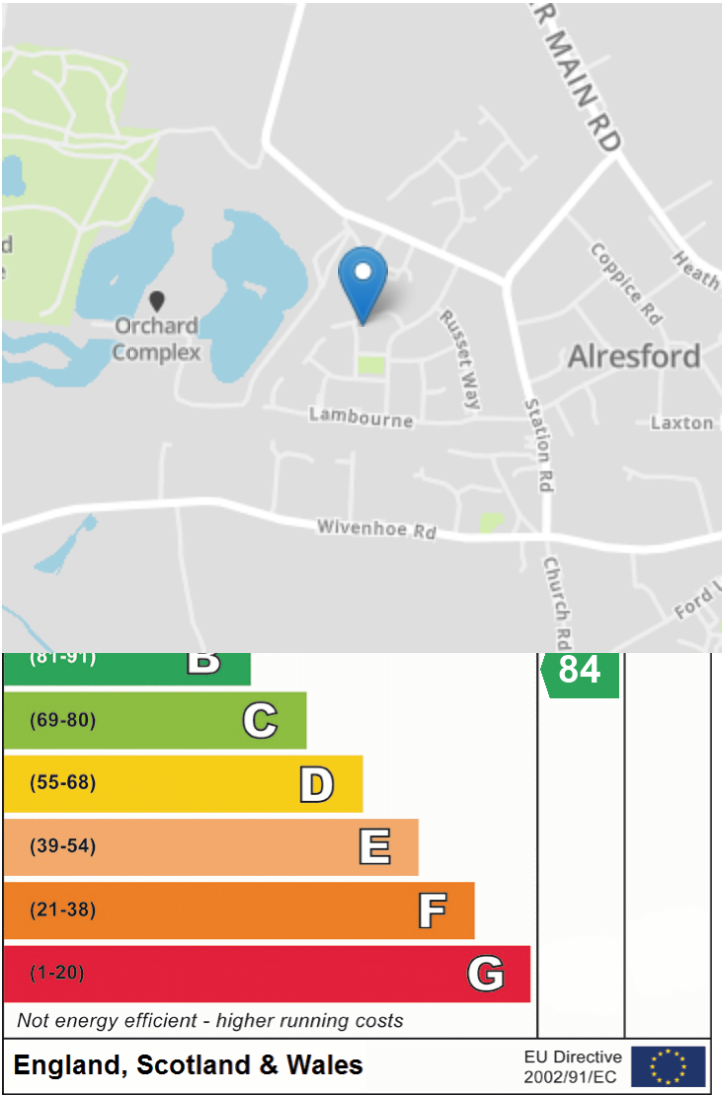
Off road parking via the side of the property leading to the rear garden.

# Property Details.

## Floorplans



## 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.