



- Chain Free
- Detached Home
- Bathroom & Shower Room
- Three Bedrooms
- Extended
- Garage And Parking

## 26 Poplars Close, Alresford, Colchester, Essex. CO7 8BH.

An extended detached home in this popular cul-de-sac close by to Alresford train station and offering good accommodation over two levels. Alresford is a small village just East of Colchester that has plenty of local amenities to include train station, primary school, post office, shops, take aways, good local pub and of course countryside walks on the doorstep. Highlights include three first floor bedrooms, first floor bathroom, living room, kitchen and breakfast room, ground floor shower room, rear garden, garage and parking. Offered chain free Guide price £325,000 to £335,000.



# Property Details.

## Ground Floor

### Entrance Hall

With stairs to first floor, fitted sliding storage cupboard, radiator.

### Living Room



17' 1" x 15' 7" (5.21m x 4.75m) Sliding doors to rear garden, window to side, feature exposed woodwork, radiator.

### Kitchen



14' 7" x 9' 2" (4.45m x 2.79m) Door and sidelight to rear garden, a range of fitted units and drawers with solid wood worktops over with inset sink, inset hob, spaces and plumbing for appliances, matching eye level units, feature exposed wood beams, space for American style fridge/freezer open to Breakfast room.

## Breakfast Room



10' 9" x 4' 4" (3.28m x 1.32m) Window to front, radiator.

## Shower Room



8' 5" x 5' 6" (2.57m x 1.68m) Tiled floor, half tiled walls, window to front, shower cubicle with thermostatic control, pedestal wash hand basin, radiator, close coupled WC.

## First Floor

### Landing

Window to front, fitted airing cupboard, loft access and doors to.

# Property Details.

## Bedroom



12' 8" x 7' 8" (3.86m x 2.34m) Window to front, radiator, recess with fitted wardrobe.

## Bedroom



12' 6" x 8' 4" (3.81m x 2.54m) Two windows to rear, radiator.

## Bedroom

12' 5" x 8' 3" (3.78m x 2.51m) Window to rear, radiator, fitted wardrobes.

## Bathroom



Obscure window to front, panel bath with shower attachment, close coupled WC, pedestal wash hand basin, tiled splashbacks.

## Outside

### Rear Garden



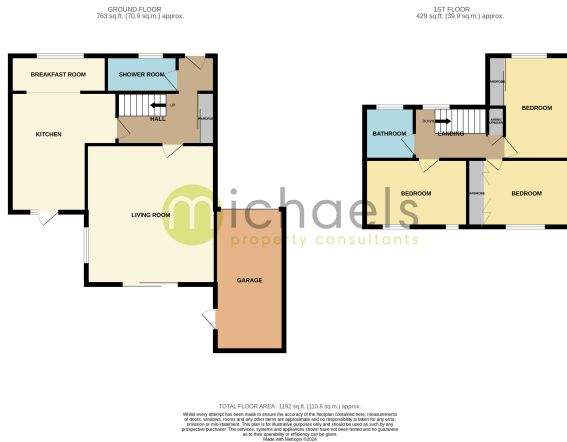
All low maintenance with block paving, raised deck area, shingle area, various shrubs and plants, gated side access, door to garage.

### Garage and Parking

17' 5" x 8' 2" (5.31m x 2.49m) Up and over door to front, eaves storage, power and light connected, personal door to garden. Off road parking available to the front.

# Property Details.

## Floorplans



## 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.