



- Close To Train Station
- Village Location
- Ample Off Road Parking
- Three Bedrooms
- Lounge/Diner
- Modern Kitchen

36 Poplars Close, Alresford, Colchester, Essex. CO7 8BH.

A modern three bedroom semi detached home in this sought after commuter village to the East of Colchester. Offering a cul-de-sac position and good access to train station, local shops, good local pub, bus routes, post office and countryside walks on the doorstep. Highlights of the home include entrance hall, lounge/diner, modern kitchen, three first floor bedrooms, first floor bathroom, private rear garden and ample off road parking.



Property Details.

Ground Floor

Entrance Hall

With storage cupboard, tiled floor and door to lounge/diner.

Lounge/Diner



25' 8" x 14' 8" (7.82m x 4.47m) Box bay window to front, French doors to rear, wood effect flooring, stairs rising to first floor, radiators, TV point and doorway to kitchen.

Kitchen



9' 2" x 7' (2.79m x 2.13m) Window to rear, a range of fitted units and drawers with worktops over, inset sink, fitted oven, gas hob and extractor, matching eye level units, wood effect flooring, space for washing machine.

First Floor

Landing

Loft access, airing cupboard, doors to.

Bedroom One



12' 6" x 8' 4" (3.81m x 2.54m) Window to front, radiator.

Property Details.

Bedroom Two



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

Bedroom Three

6' x 5' 7" (1.83m x 1.70m) Window to front and radiator.

Bathroom



Obscure window to rear, panel bath with shower over, vanity WC and vanity wash hand basin, radiator, tiled floor and walls.

Outside

Garden



A good size, mainly laid to lawn, all enclosed by panel fencing, gated side access.

Parking

Off road parking is available to the side of the property via a block paved driveway.

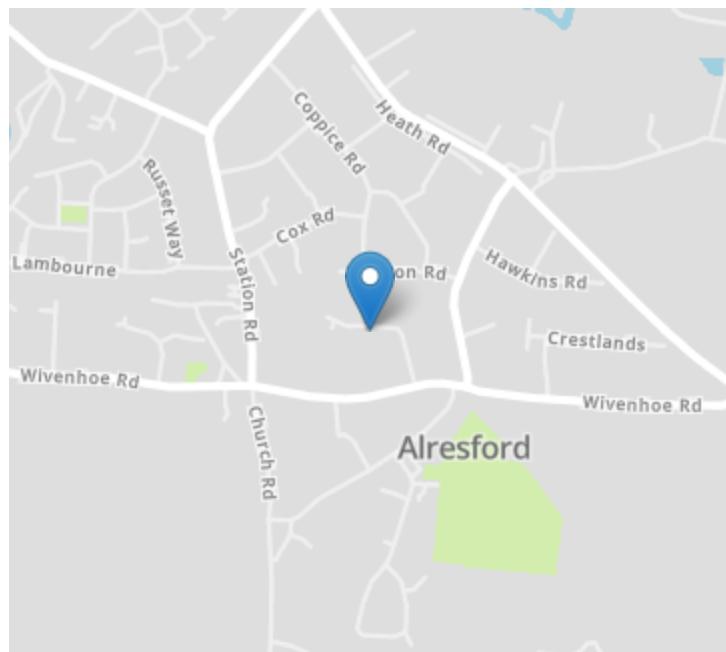
Property Details.

Floorplans



TOTAL FLOOR AREA - 750 sq ft (70 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements are approximate and should not be relied upon for legal documents. They are intended for guidance purposes only and should not be used as anything more than an indication of size or area. These plans are for sales/letting purposes only and should not be used as anything other than promotional documents. These plans are not to scale and are not intended to show boundaries or rights of way or any other rights or interests as to their specific boundaries can be given.

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.