



- Two Bedrooms
- Detached Bungalow
- Utility/ Porch
- Walking Distance Of Alresford Train Station
- Cul-De-Sac Location
- Gas Central Heating
- Shower Room

1 Poundfield Close, Alresford, Colchester, Essex. CO7 8BY.

A detached bungalow offered for sale with no onward chain. This two bedroom bungalow is positioned on a private cul-de-sac location within walking distance to Alresford Train Station offering excellent transport links to London Liverpool Street. The property is also positioned along with being within walking distance to local amenities such as shops, village park and Alresford primary and infants school. Highlights to the property include garage, off road parking, two bedrooms, kitchen, generous sitting room with French doors opening onto the garden. Agent holds key for viewings.



Property Details.

Living Accommodation

Entrance Hall

9' 07" x 2' 10" (2.92m x 0.86m) L shaped turning to: 11' 02" x 2' 10" (3.40m x 0.86m) UPVC front door opening onto hall, smoke alarm, loft access, doors leading to:

Bedroom Two



10' 11" x 7' 11" (3.33m x 2.41m) Double glazed window to front, radiator, space for bedroom furniture.

Bedroom One



11' 11" x 11' 0" (3.63m x 3.35m) Double glazed window to front, radiator, space for furniture.

Kitchen



10' 08" x 6' 09" (3.25m x 2.06m) Double glazed window to side, door to utility/porch, radiator, a range off wall and base units, laminate work surfaces, tiled splash back, ceramic sink with left hand drainer, over head oven fan, space for cooker, washing machine, fridge/freezer.

Property Details.

Utility / Porch

6' 11" x 4' 10" (2.11m x 1.47m) UPVC windows to side, front, and UPVC door opening onto the rear garden.

Living Room



18' 04" x 10' 08" (5.59m x 3.25m) Double glazed window to rear, French doors opening onto the rear garden, radiator, gas fireplace with tiled hearth and marble surround.

Shower Room

10' 8" x 6' 09" (3.25m x 2.06m) Double glazed obscured window to side, radiator, tiled walls, white suite including double shower, WC, and wash hand pedestal basin.

Outside

Rear Garden



A well maintained rear garden, well stocked with mature bushes and shrubs, low level brick wall boarder, access to garage via the side door, retained by privacy fencing with a side gate and a brick wall.

Off Road Road Parking & Garage

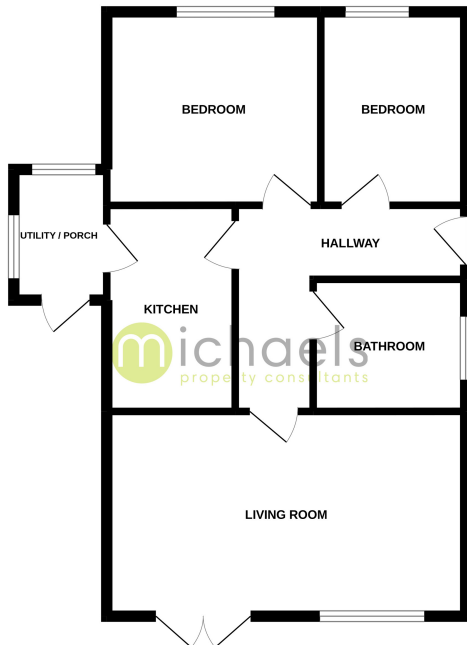


Off Road Parking in front of the garage, garage with up & over garage door, the garage also has power and light.

Property Details.

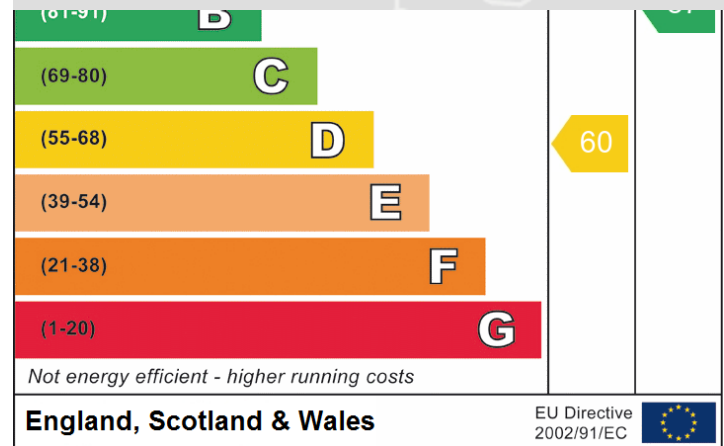
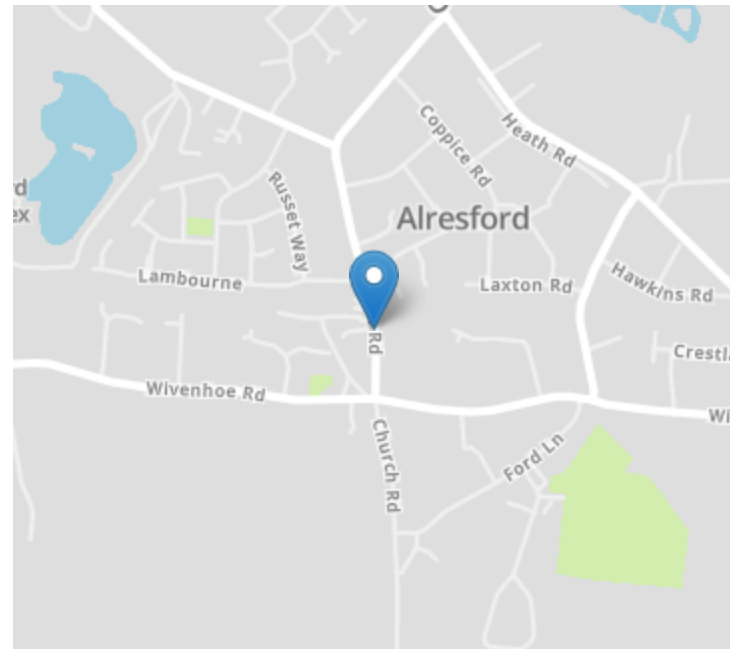
Floorplans

GROUND FLOOR
621 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA: 621 sq.ft. (57.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency on the ground.
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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.