



- Semi Detached Bungalow
- Garage & Ample Off Road Parking
- Two/Three Bedrooms
- Opportunity To Extend Subject To Planning
- Living Room
- Modern Kitchen & Bathroom
- Conservatory
- Enclosed Rear Garden

**6 Coppice Road, Alresford, Colchester, Essex. CO7 8DN.**

OPEN EVENT THIS SATURDAY 11th SEPTEMBER 10.30-11.30 - Appointment only call now for more information. A beautifully maintained semi-detached two bedroom bungalow which can be easily converted back to a three bedroom bungalow. The bungalow also offers potential to convert into a chalet bungalow subject to planning. Accommodation includes two generous bedrooms, modern kitchen, living room, family bathroom, conservatory looking onto the well maintained and stocked rear garden. The exterior offers ample off road parking plus a garage. Don't miss out on this rare opportunity to acquire this semi-detached bungalow in the sought after location of Alresford within walking distance to local amenities and train station.





# Property Details.

## All Accommodation On One Level

### Entrance Hall

Composite front door opening onto hall way: One radiator, storage cupboard, smoke alarm, access to loft hatch, doors leading to:

### Living Room



17' 07" x 9' 0" (5.36m x 2.74m) Radiator, electric wall mounted fire place, double glazed French doors opening onto the rear garden.

### Kitchen



11' 10" x 9' 07" (3.61 m x 2.92m) Double glazed window to side, inset spot lights, range of cream gloss wall units and base draw/units, laminate work surfaces, tiled splash back, integrated AEG electric hob, cooker and microwave, stainless steel overhead fan, space for fridge/freezer and washing machine

### Conservatory

10' 5" x 7' 07" (3.17m x 2.31m) Double Glazed window to side and rear, radiator, wall light, tiled floor, space for washing machine and tumble dryer, UPVC rear door, viewings onto the rear garden.

### Bedroom One



15' 08" x 9' 10" (4.78m x 3.00m) Double glazed window to the front and side, radiator. ( Formally two bedrooms but has been converted to one larger bedroom.)

### Bedroom Two



14' 08" x 9' 9" (4.47m x 2.97m) Double glazed window to front, radiator.

# Property Details.

## Family Bathroom



8' 5" x 6' 2" (2.57m x 1.88m) Double glazed obscured, inset spot lights, towel rail, part tiled walls, panelled bath, low level WC, wash hand pedestal basin, cupboard housing wall mounted boiler.

## Outside

### Rear Garden



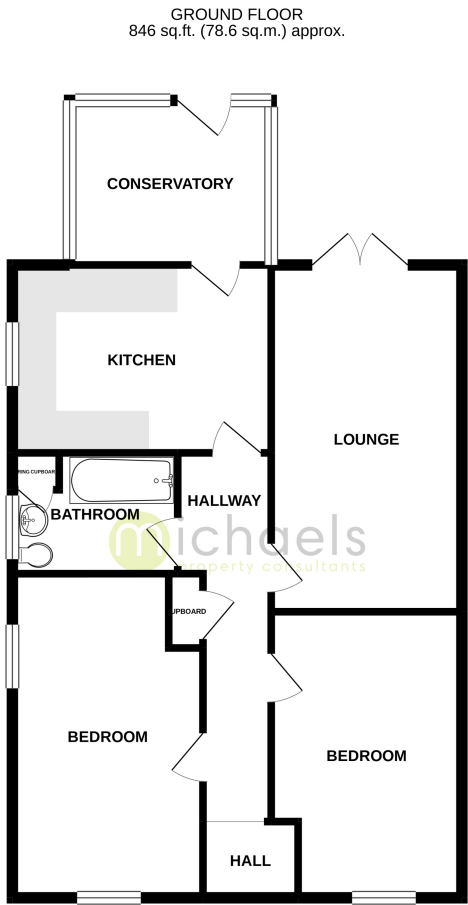
A generous garden with mature bushes and trees, patio area and pathed foot path leading through to the rear garden, the remainder of the garden is laid to lawn retained by fence boundary,

## Front Garden & Parking

Blocked paved driveway for several cars, stoned area for additional parking, stepping stones and concrete pathway to the front door, side access to the rear garden and garage.

# Property Details.

## Floorplans

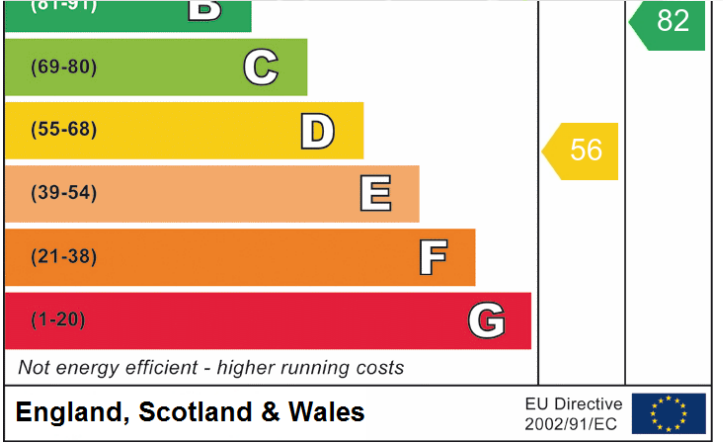
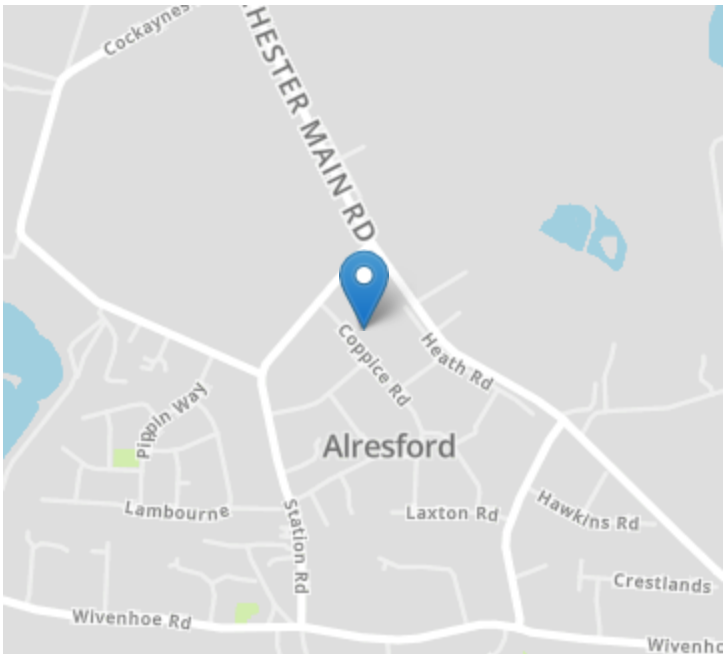


TOTAL FLOOR AREA: 846 sq.ft. (78.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.