

Offers in Excess of

£235,000



- Coach House
- Two Carports Providing Parking
- Two Bedrooms
- Family Bathroom
- NHBC Warranty Remaining
- Gas Central Heating
- Walking Distance Of Alresford Train
 Station
- Ideal First Time Buy / Investment
- Modern Living Accommodation
- Freehold

18 Pippin Way, Alresford, Colchester, Essex. CO7 8FL.

A two bedroom Coach House. Conveniently located within walking distance of Alresford train station offering access to London Liverpool street. This two bedroom modern property is ready to move straight into making this property an ideal investment or first time buy. Highlights include a double carport one of which has had doors added, open plan living and two bedrooms, outside space. Viewing highly advised, call the sales team today.



Call to view 01206 820999



Property Details.

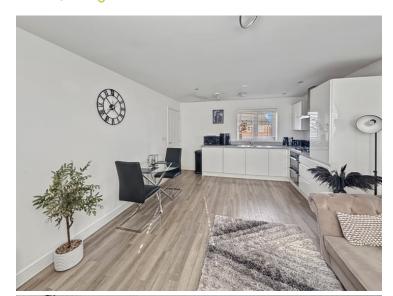
Living Accomadation

Entrance Hall

 $14'\,07''\,x\,3'\,05''$ (4.45m x 1.04m) Composite front door opening onto the ground floor with stairs raising to the first floor entrance hall with airing cupboard.

Open plan Kitchen/Diner/Living Room

Kitchen/ Living Room





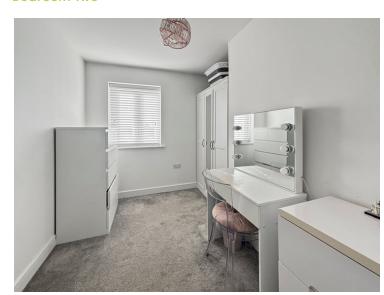
 $17'\,06'' \times 12'\,06''$ (5.33m x 3.81m) Double glazed windows to front and rear, two radiators, open plan kitchen/diner opening onto the living room. The kitchen includes a range of modern gloss wall and base units, laminate worktop, stainless steel sink with left hand drainer, gas hob built in oven with overhead fan, fridge/freezer and washing machine.

Bedroom One



 $13'09" \times 10'02"$ (4.19m x 3.10m) Double glazed window to front, radiator.

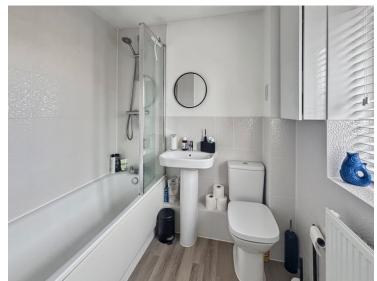
Bedroom Two



10' 08" x 6' 05" (3.25m x 1.96m) Double glazed window to front, radiator, loft access (the loft is insulated) Family Bathroom

Property Details.

Family Bathroom



 $6'\,07"\,x\,5'\,06"$ ($2.01\,m\,x\,1.68m$) Double glazed obscured window to rear, inset sport lights, part tiled walls, radiator, white suite including paneled bath with over head shower, wash hand pedestal basin, low level WC.

Outside

Parking & Outside Space





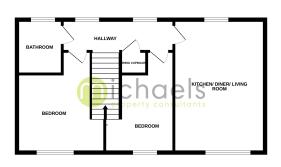
Two carports accessed to the rear of the property. Storage to carport which also has power and light. One of the carports now has doors to the front.

A small lawn area to the front of the property,

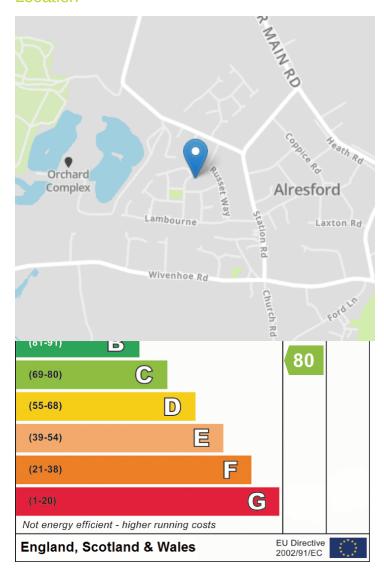
Property Details.

Floorplans

GROUND FLOOR 618 sq.ft. (57.4 sq.m.) approx.



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.

