



- Semi Detached House
- Garage & Off Road Parking
- Ground Floor Annexe Accommodation
- Four First Floor Bedrooms
- Living Room
- Kitchen / Dining Room
- Ground Floor Shower Room, Bedroom, Reception Room and Kitchen
- Utility
- South Facing Low Maintenance Rear Garden

## 25 Worcester Crescent, Alresford, Colchester, Essex. CO7 8EH.

A four bedroom semi detached house also offering a ground floor one bedroom integral annex. This family home offers versatile living, currently offers four bedrooms and family bathroom to the first floor and lounge, kitchen/breakfast room, utility along with ground floor shower room, bedroom/reception room, dining room and kitchenette to the ground floor. Ample off road parking and garage along with a south facing garden. Positioned in the popular commuter village of Alresford with direct access to London Liverpool Street via the train station that is a minutes walk from the property.





# Property Details.

## Ground Floor

### Entrance Hall

UPVC front door, doors leading to:

### Lounge

16' 5" x 14' 0" (5.00m x 4.27m) Double glazed window to front and side, log burner and radiator.

### Kitchen/Breakfast Room



16' 08" x 8' 08" (5.08m x 2.64m) Tiled floor, range of wall and base units, tiled walls, window to rear, UPVC door, breakfast bar, laminate worktop, double oven, electric hob, over head fan and space for fridge.

### Utility

6' 2" x 5' 0" (1.88m x 1.52m) Worktop, units, space for washing machine and tumble dryer.

## Ground Floor Annex

### Shower Room



Tiled floor and walls, obscure window to side, low level WC and vanity unit.

## Reception/Bedroom



8' 7" x 8' 3" (2.62m x 2.51m) Tiled floor and window to side. (Currently used as dining room).

## Dining Room



12' 2" x 9' 07" (3.71m x 2.92m) Patio door to side and radiator.

## Kitchenette

Window to rear, UPVC door to side, range of wall and base units, stainless steel sink, laminate worktop, space for washing machine, tumble dryer/cooker and fridge.

## First Floor

### Landing

Loft access and doors leading to:

# Property Details.

## Bedroom One



13' 0" x 10' 6" (3.96m x 3.20m) Double glazed window to front and radiator.

## Bedroom Two



14' 3" x 8' 11" (4.34m x 2.72m) Double glazed window to rear, radiator and door leading through to bedroom three.

## Bedroom Three

18' 9" x 8' 6" (5.71m x 2.59m) Double glazed window to front and rear, and radiator.

## Bedroom Four

11' 0" x 6' 6" (3.35m x 1.98m) Double glazed window to side and radiator.

## Family Bathroom



Double glazed obscure window to side, towel rail, tiled floor, tiled walls, WC, wash hand basin and panelled bath with over head shower.

## Outside

### Driveway & Garage

Ample off road parking via the block paved driveway and garage with power.

### Rear Garden

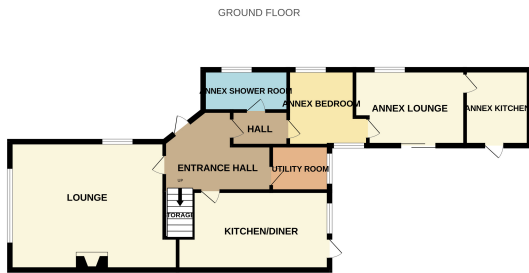


South facing rear garden with low maintenance paving.



# Property Details.

## Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan, we cannot guarantee its accuracy. Measurements of plots, windows, rooms and any other items are approximate and for reference only. Responsibility is taken for any error, inaccuracy or misstatement. This plan is for guidance purposes only and should not be used as a basis for any prospective purchase. The services, fixtures and appliances shown have not been tested and no guarantee is given with respect to them.

## 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.