



- Chain Free Sale
- Generous Plot And Gardens
- Village Location
- Three Bedrooms
- Detached
- Two Receptions Rooms
- Modern & Original Features
- Close To Station

**26 Station Road, Alresford, Colchester, Essex. CO7 8BT.**

A charming detached three bedroom home in this popular village to the east of Colchester with good access to train station, buss routes, countryside walks and local amenities. Having been modernised throughout and offering three bedrooms, first floor bathroom, two receptions, utility cupboard, modern kitchen, generous gardens and no onward chain.



# Property Details.

## Ground Floor

### Entrance Hall

LVT flooring, radiator, stairs rising to first floor with storage cupboard under and door to.

### Lounge



12' 3" x 12' 3" (3.73m x 3.73m) Bay window to front, radiator, fireplace with inset cast iron fire place, LVT flooring.

### Utility cupboard

7' 6" x 2' 6" (2.29m x 0.76m) Window to side, wall mounted boiler, space and plumbing for washing machine.

### Dining Room



12' 3" x 11' 2" (3.73m x 3.40m) Windows to side and rear, radiator, LVT flooring.

## Kitchen



9' 4" x 8' 10" (2.84m x 2.69m) Window to rear, window to side, part glazed door to garden, a modern range of fitted units and drawers with worktops over, inset sink and drainer, oven, electric hob, stainless steel splashback, extractor, space for fridge/freezer.

## First Floor

### Landing



Window to side and doors to.

# Property Details.

## Bedroom One



12' 2" x 11' 2" (3.71m x 3.40m) Window to front, radiator, fitted cupboard, cast iron fireplace.

## Bedroom Two



12' 8" x 10' 1" (3.86m x 3.07m) Window to side, radiator, fitted cupboard, cast iron fireplace.

## Bedroom Three



9' 4" x 6' 2" (2.84m x 1.88m) Window to front, radiator.

## Bathroom



Obscure window to rear, panel bath with shower screen, pedestal wash hand basin, close coupled WC, heated towel rail, tiled walls.

## Outside

### Rear Garden



Mainly laid to lawn with gated access, all enclosed by panel fencing.

### Front Garden

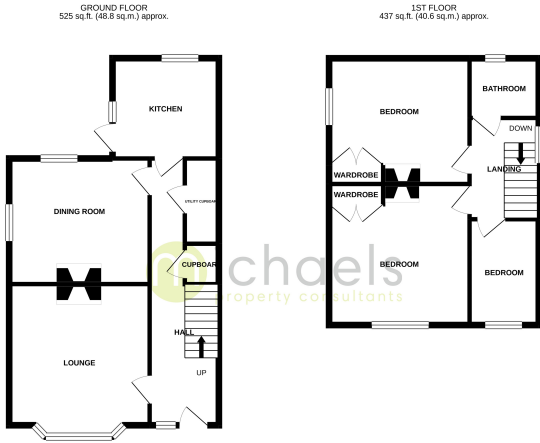
Mainly laid to lawn with various shrubs and plants.

### Parking

An application is in for a drop kerb to provide off road parking.

# Property Details.

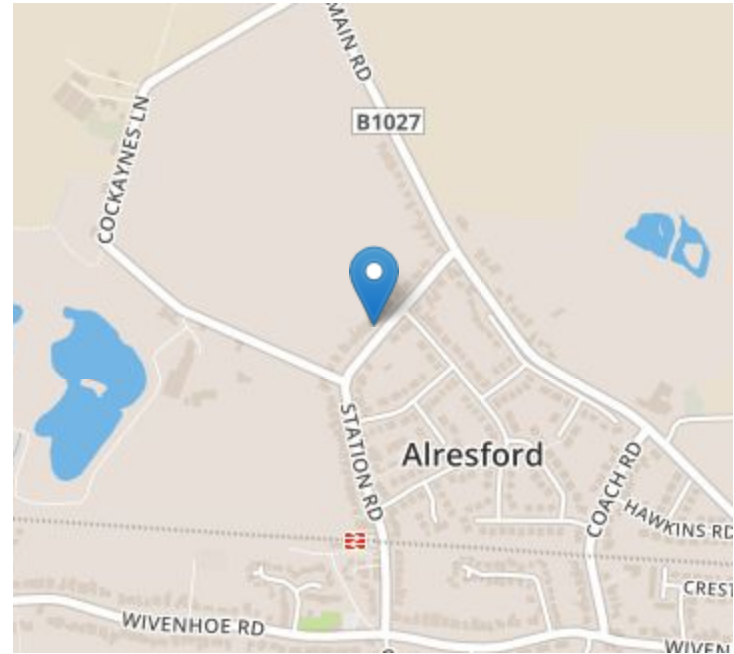
## Floorplans



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TOTAL FLOOR AREA: 962 sq ft. (89.2 sq.m.) approx.  
These areas have been calculated on the basis of the floor construction. Measurements of walls, windows, doors and other items are approximate and are taken to the face of the wall or window. The floor area includes the area of the ground floor and the first floor. The area of the ground floor is taken to the face of the external wall. The area of the first floor is taken to the face of the internal wall. The area of the ground floor is taken to the face of the external wall. The area of the first floor is taken to the face of the internal wall. The area of the ground floor is taken to the face of the external wall. The area of the first floor is taken to the face of the internal wall.

## 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.

