

LUCAS

ESTATE AGENTS AND VALUERS

16 Victoria Place, Brightlingsea, Essex, CO7 0BX
Telephone: 01206 302639 'Fax: 01206 302874
E-mail: info@lucasestates.com Website: www.lucasestates.com



ALRESFORD, COLCHESTER, ESSEX

PRICE £300,000 FREEHOLD

NO ONWARD CHAIN

SEMI-DET. COTTAGE ON A LARGE PLOT IN NEED OF MODERNISATION

- | | | |
|---|------------------------------|---|
| * 170FT. FRONTAGE WITH DBLE GARAGE & LARGE PARKING AREA | * | |
| * CONSERVATORY 21'7" X 6'4" | * LOUNGE 12'11" X 10'10" | * |
| * KITCHEN 11'5" X 9'1" | * UTILITY ROOM 10' X 5'9" | * |
| * BEDROOM 1. 11' X 9'7" | * BEDROOM 2. 10'7" X 9'8" | * |
| * BATHROOM/W.C. | * GAS CENTRAL HEATING SYSTEM | * |
| * UPVC DOUBLE GLAZING | * GARDENS TO REAR AND SIDE | * |

NOTE: PHOTOGRAPHS ARE FOR GUIDANCE PURPOSES ONLY, ITEMS FIXTURES & FITTINGS ARE NOT INCLUDED UNLESS SPECIFIED SEPARATELY.

ESTABLISHED 1935

Property Misdescription Act

- 1) The seller has agreed that these particulars are correct and accurate description of their property. However, if there is any point which is of particular importance to you. Please contact the office and we will be pleased to check the information for you – particularly if contemplating traveling some distance to view the property.
- 2) These particulars are a general guide only to the property and do not form a part of any contract between buyer and seller.
- 3) Intending purchasers should not rely on these particulars as statement of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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A semi-detached cottage believed to be about 200 years old, situated in the village of Alresford, about 5 miles from Colchester in need of modernisation. The house occupies a 170ft. wide plot backing onto open farmland. The characterful property benefits from exposed beams and has a gas central heating system and UPVC double glazed windows. The accommodation comprises :-

GROUND FLOOR

CONSERVATORY 21'7" x 6'4" with UPVC double glazed side entrance doors. UPVC double glazed windows. Radiator. Folding door to -

LOBBY with stairs to 1st floor.

LOUNGE 12'11" x 10'10" with part beamed walls and beamed ceiling. UPVC double glazed windows. Radiator. Fireplace with fitted electric stove. Understairs storage area.

KITCHEN 11'5" x 9'1" with range of base unit cupboards and drawers and matching eye level cabinets, 3 with glazed doors. Wine rack. Black mottled worksurfaces. Stainless steel 1 ½ sink drainer with mixer tap. Radiator. Archway to storage area with worktop and cupboard above and below. Door to:

UTILITY AREA 10' x 5'9" Radiator. UPVC double glazed window. Plumbing for washing machine. Ideal gas fired boiler. Wooden rear door to garden.

FIRST FLOOR

SMALL LANDING with trap to roof space. Cupboard with hot water tank. Linen cupboard.

BEDROOM 1. 11' x 9'7" including built in cupboard. Radiator. UPVC double glazed windows. Exposed beams to roof space. Fireplace with enclosed electric coal effect fire.

BEDROOM 2. 10'7" x 9'8" Radiator. UPVC double glazed window. Beamed walls and ceiling. Alcove for storage.

BATHROOM with white suite of corner bath with Triton shower over, wash hand basin and W.C. Heated towel rail. UPVC double glazed window.

OUTSIDE

To the rear of the property is a large paved patio, raised beds and a number of timber garden sheds. Garden to the side with lawn, mature trees, shrub borders and further outbuildings/sheds. The property has a very wide frontage measuring 170ft. to the main road with double garage and large parking area for several cars.

SERVICES

All main services are connected. Council Tax Band C.

E&OE

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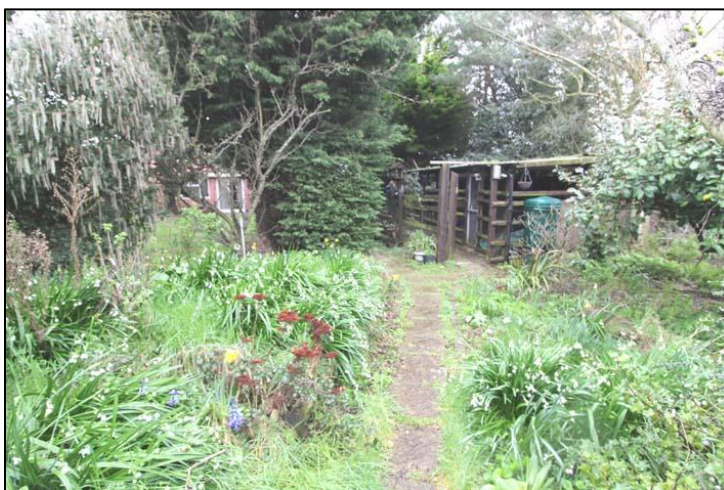
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