



LAMB & CO

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Inspired by property, driven by passion.



BRAMLEY CLOSE, COLCHESTER, CO7 8EL OFFERS IN EXCESS OF £290,000

This well-presented two-bedroom semi-detached house is located in the picturesque market town of Alresford. The property features a spacious living area, a modern kitchen, and two comfortable bedrooms. The interiors are tastefully decorated throughout, offering a blend of contemporary style and cozy charm.

- Two Bedrooms
- Beautifully Presented
- Kitchen/Diner
- Generous Garden
- Off Road Parking
- EPC - D
- New Boiler



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ENTRANCE HALL



LOUNGE

14'10" 14'8" (4.52m 4.47m)



BATHROOM

7'00" 5'6" (2.13m 1.68m)

KITCHEN/DINING ROOM

20'10" 14'00" (6.35m 4.27m)



BEDROOM ONE

11'00" 11'00" (3.35m 3.35m)



EN SUITE

4'1" 3'10" (1.24m 1.17m)

BEDROOM TWO

12'5" 11'00" (3.78m 3.35m)



Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

OUTSIDE



Additional Info

Council Tax Band: C

Heating: Gas

Services: Mains gas, electricity, water and drainage

Broadband: Superfast

Mobile Coverage: Limited

Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: Very Low

Additional Charges: No

Seller's Position: Needs To Find

Garden Facing: East

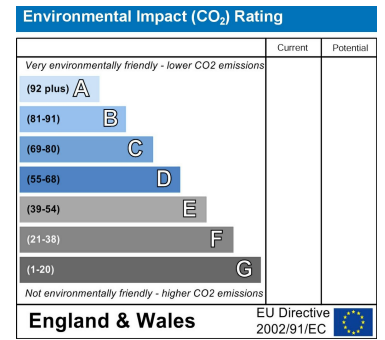
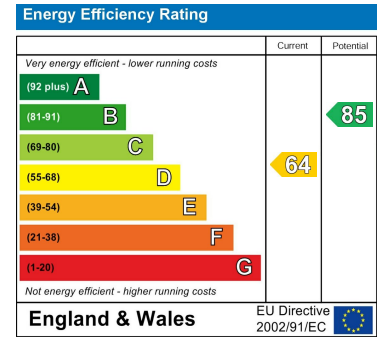
OUTSIDE REAR



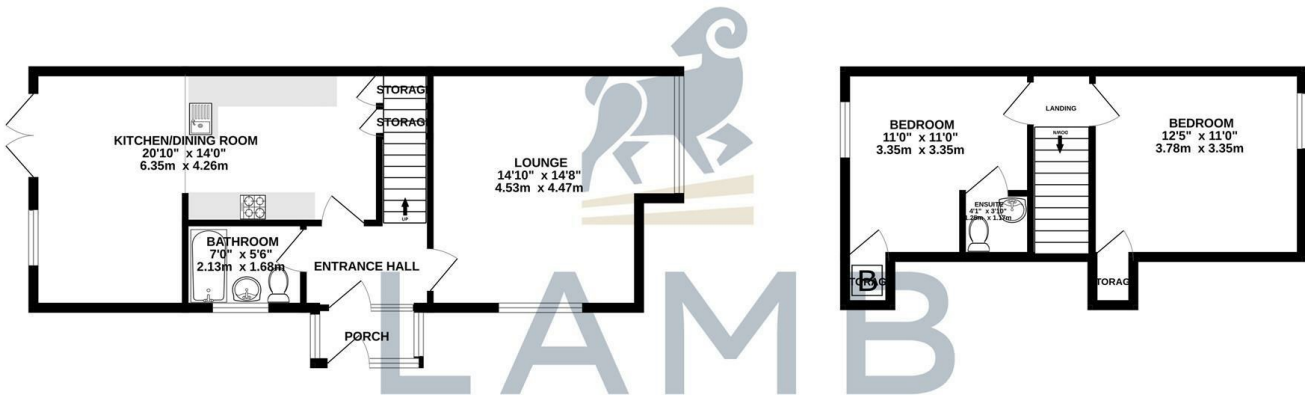
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 853 sq.ft. (79.3 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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