



Cockaynes Lane, Alresford, Colchester
£2,000



GRACE ESTATE AGENTS are proud to be offering this PART FURNISHED, Four Bedroom, Semi-Detached House in the Colchester Countryside. Situated a short drive into the Town Centre, this property is ideally located for peace and quiet, and convenience.

Upon entering the property, you are met with the Large Entrance Hallway with a Downstairs Cloakroom. There is the cosy Office/Snug room, with Patio Doors out into the courtyard and double doors through to the main Living Room, again with Patio Doors outside.

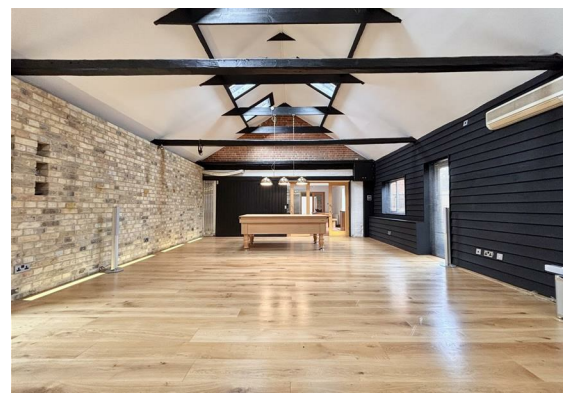
From the Living Room, you will enter the large Kitchen/Diner with White Goods such as Dishwasher, Fridge/Freezer and Range Cooker included. Through another set of double doors, is a barn converted into a Family Games Rooms, complete with characteristic décor and a Pool Table.

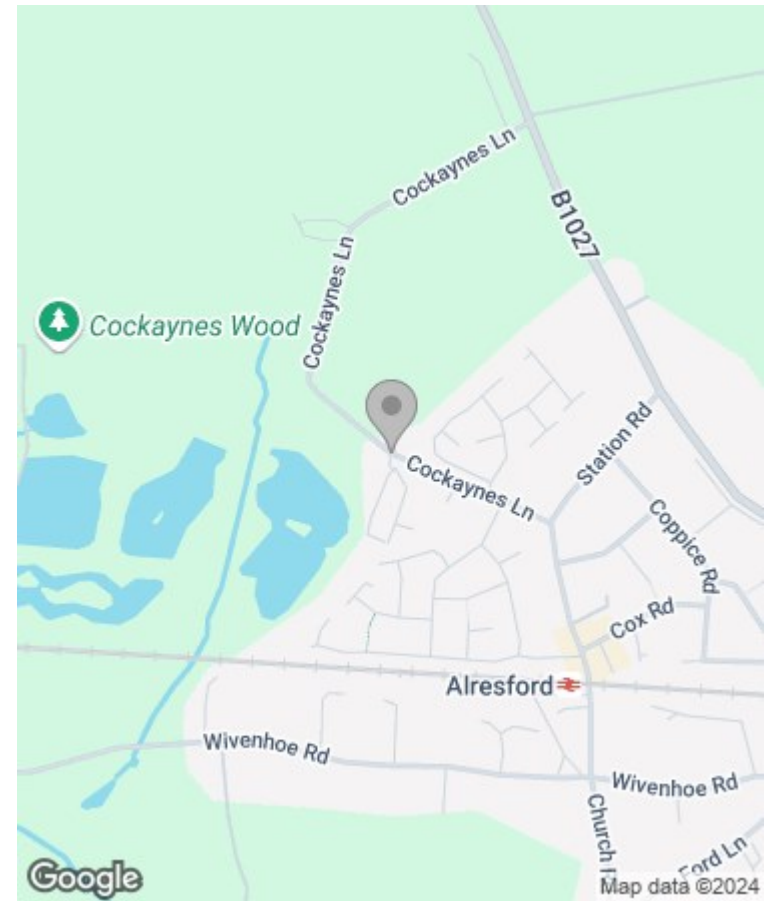
Upstairs, there are Four Large Bedrooms, one which can be used as a Walk-In Wardrobe, fitted with shelves and clothes rails. Two of these bedrooms offer an En-Suite with baths and showers. The Family Bathroom offers a modern and stylish design with a freestanding bath and walk-in shower.

To the front of the property, there is ample parking for multiple cars.

The furniture is included with this let, and more can be added if required (subject to availability).







Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	