

oakheart



£190,000

Guide Price

Wivenhoe Road, Alresford





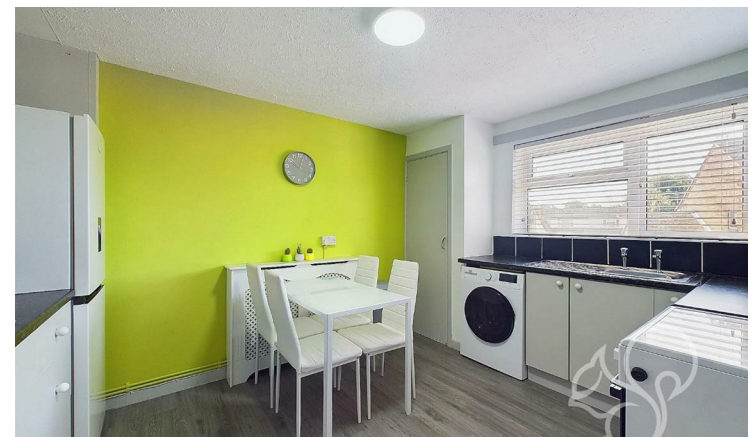
Guide Price £190,000 - £210,000

A well presented and recently modernised two-bedroom first floor maisonette, boasting its own private garden, off road parking & garage. Ideally situated within easy reach of local amenities, the A120, and Alresford Train Station, offering direct access to London Liverpool Street.

Step through your personal front door into an inviting entrance

hall, with stairs leading up to a spacious landing. The principal bedroom features a large built-in cupboard, providing ample storage space. A second double bedroom also includes built-in storage, ensuring plenty of room for all your needs. The modernised living room offers a comfortable and stylish space to relax and unwind. The well-appointed kitchen diner is perfect for entertaining and family meals. Completing the layout is a contemporary family bathroom. Additionally, the property benefits from loft access, providing extra storage potential.

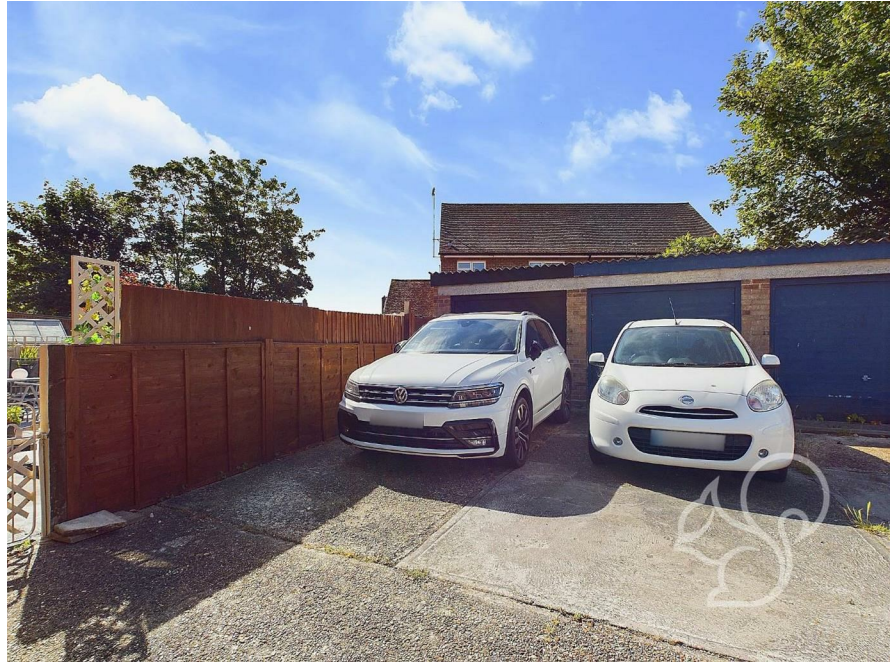
Enjoy the tranquillity of your private South-facing rear garden, a perfect retreat for outdoor activities and relaxation. The property includes a single garage with off-road parking in front, providing secure and convenient parking options. A separate bin store is conveniently located to the right-hand side of the front door, offering practical outside storage.















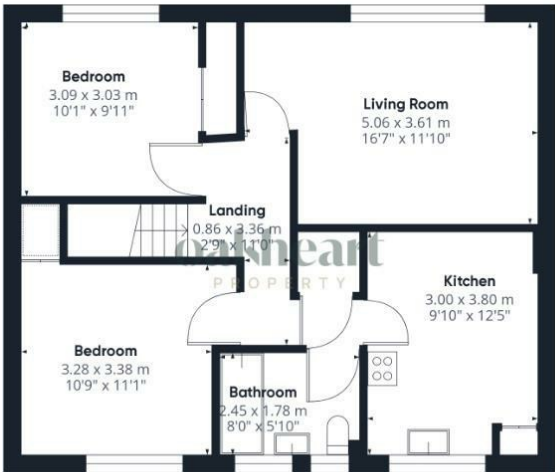


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Approximate total area<sup>(1)</sup>  
 62.64 m<sup>2</sup>  
 674.28 ft<sup>2</sup>

Ground Floor



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.


GIRAFFE360

**Local Authority:**  
 Tendring

**Tenure:**  
 Leasehold

**Council Tax Band:**  
 A

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	65
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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