

Worcester Crescent, Alresford, Colchester, CO7 8EH



welcome to

Worcester Crescent, Alresford, Colchester

This four bedroom semi detached house is situated in the popular village of Alresford, which benefits from amenities such as local groceries store, pre-school, primary school, church, doctors surgery, pubs and train station with links to Colchester.













Offered with NO ONWARD CHAIN, this four bedroom semi detached house is situated in a popular village location and offers plenty of scope for modernisation and improvement. The property benefits from spacious living accommodation, four bedrooms, off road parking, garage and enclosed garden.

Entrance Door To:

Entrance Hall Stairs to first floor, doors to:

Lounge

16' 3" x 13' 9" (4.95m x 4.19m) Upvc double glazed windows to front and side, carpet, fireplace with brick surround.

Dining Arrea

15' 10" x 8' 6" (4.83m x 2.59m) Vinyl flooring, radiator, archway to:

Kitchen Area

13' 9" x 11' 4" (4.19m x 3.45m) Vinyl flooring, base and eye level units, work surfaces, inset sink and drainer unit, tiled splashbacks, space for appliances, radiator, upvc double glazed windows to side and rear, upvc double glazed door to Conservatory.

Conservtory

16' 6" x 13' 2" (5.03m x 4.01m) Vinyl flooring, upvc double glazed patio doors to garden, access to Garage.

Shower Room

Shower cubicle, pedestal wash hand basin, low level w.c., part tiled walls, upvc double glazed window.

First Floor Accommodation

Bedroom One

13' 9" x 11' 4" (4.19m x 3.45m) Upvc double glazed window to rear, carpet, radiator.

Bedroom Two

14' x 9' 9" (4.27m x 2.97m) Upvc double glazed window to front, carpet, radiator.

Bedroom Three

10' 6" x 8' 10" ($3.20m\ x\ 2.69m$) Upvc double glazed window to side, carpet, radiator.

Bedroom Four

10' 7" x 9' 4" (3.23m x 2.84m) Upvc double glazed window to side, carpet, radiator.

Bathroom

Panel enclosed bath with shower attachment, low level w.c., pedestal wash hand basin, part tiled walls, radiator.

Outside

There is a driveway to side providing off road parking and leading to Garage.

There is a rear garden which is laid to patio, lawn and shingle, all enclosed by panel fencing.





welcome to

Worcester Crescent, Alresford, Colchester

- NO ONWARD CHAIN
- Semi Detached House
- Spacious Living Accommodation
- Four Bedrooms
- Shower Room & Bathroom
- Off Road Parking & Garage
- Enclosed Rear Garden
- Popular Village Location

Tenure: Freehold EPC Rating: Awaited

£325,000

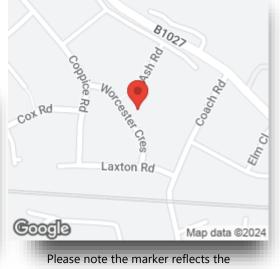






view this property online williamhbrown.co.uk/Property/CCS119711





Please note the marker reflects the postcode not the actual property

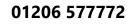
The Property Ombudsman

Property Ref: CCS119711 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown







Colchester@williamhbrown.co.uk



8 Culver Street West, COLCHESTER, Essex, CO1 1JG



williamhbrown.co.uk