



Pippin Way, Alresford, Colchester, CO7 8FL

welcome to

Pippin Way, Alresford, Colchester

This modern family home is situated in the popular village of Alresford. Facilities within the village include local amenities, schooling and a train station with connections including London and Clacton.



Early viewing is advised of this well presented home offering modern and spacious accommodation.

The ground floor benefits from entrance hall, lounge, kitchen/diner and cloakroom. The first floor offers three bedrooms and a family bathroom.

Externally there is an enclosed rear garden and allocated parking.

Entrance Door To:

Entrance Hall

Wood effect flooring, radiator, stairs to first floor, cupboard, door to:

Lounge

13' 8" max x 12' 1" max (4.17m max x 3.68m max)
Upvc double glazed window to front, radiator, carpet, doors to:

Inner Hall

Built-in cupboard, door to Cloakroom, doorway to Kitchen/Diner.

Cloakroom

Wood effect flooring, low level w.c., wash hand basin, radiator.

Kitchen / Diner

15' 4" max x 13' 3" max (4.67m max x 4.04m max)
Wood effect flooring, radiator, upvc double glazed window and doors to rear, range of matching base and eye level units, work surfaces, inset sink and drainer unit, integrated double oven and gas hob with extractor over, washing machine, slimline dishwasher.

First Floor Accommodation

Landing

Carpet, radiator, loft access, doors to:

Bedroom One

11' 2" max to face of wardrobe x 9' 6" max into door recess (3.40m max to face of wardrobe x 2.90m max into door recess)
Upvc double glazed window to front, radiator, carpet, built-in wardrobe, door to:

En Suite

Wood effect flooring, shower cubicle, low level w.c., wash hand basin, radiator, upvc double glazed window to front.

Bedroom Two

10' 8" x 8' 6" (3.25m x 2.59m)
Upvc double glazed window to rear, radiator, carpet.

Bedroom Three

10' 8" max x 6' 6" max (3.25m max x 1.98m max)
Upvc double glazed window to rear, radiator, carpet.

Family Bathroom

Panel enclosed bath, low level w.c., wash hand basin, radiator, wood effect flooring.

Outside

To the rear of the property there is a garden which is laid to lawn with patio area, all enclosed by panel fencing. Side access gate.

The property benefits from allocated parking.

Agents Note

There is a site fee associated with the sale of this property of £190 per annum.



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welcome to

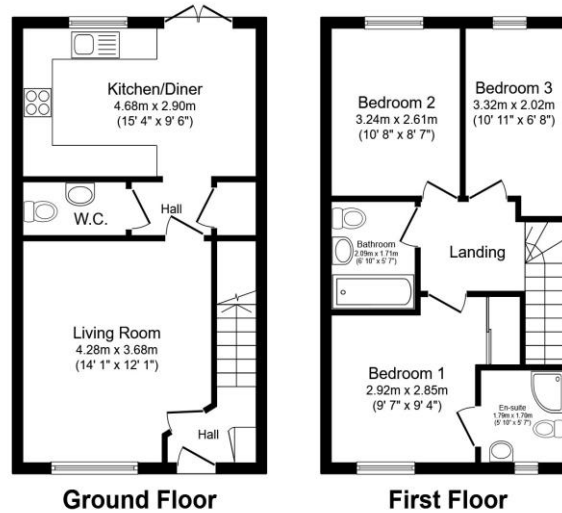
Pippin Way, Alresford, Colchester

- Modern Terrace Family Home
- Spacious Living Accommodation
- Ground Floor Cloakroom
- Three Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Allocated Parking

Tenure: Freehold EPC Rating: B
Council Tax Band: D

offers in excess of

£300,000



Total floor area 79.1 m² (851 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:
CCS120745 - 0002

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