

# LUCAS

ESTATE AGENTS AND VALUERS

16 Victoria Place, Brightlingsea, Essex, CO7 0BX  
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**ALRESFORD, COLCHESTER, ESSEX**

**PRICE £290,000 FREEHOLD**

**NO ONWARD CHAIN**

**SEMI-DET. COTTAGE ON A LARGE PLOT IN NEED OF MODERNISATION**

- |   |                              |   |
|---|------------------------------|---|
| * 170FT. FRONTAGE WITH DBLE GARAGE & LARGE PARKING AREA | *                            |   |
| * CONSERVATORY 21'7" X 6'4"                             | * LOUNGE 12'11" X 10'10"     | * |
| * KITCHEN 11'5" X 9'1"                                  | * UTILITY ROOM 10' X 5'9"    | * |
| * BEDROOM 1. 11' X 9'7"                                 | * BEDROOM 2. 10'7" X 9'8"    | * |
| * BATHROOM/W.C.   | * GAS CENTRAL HEATING SYSTEM | * |
| * UPVC DOUBLE GLAZING                                   | * GARDENS TO REAR AND SIDE   | * |

**NOTE: PHOTOGRAPHS ARE FOR GUIDANCE PURPOSES ONLY, ITEMS FIXTURES & FITTINGS ARE NOT INCLUDED UNLESS SPECIFIED SEPARATELY.**

**ESTABLISHED 1935**

**Property Misdescription Act**

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A semi-detached cottage believed to be about 200 years old, situated in the village of Alresford, about 5 miles from Colchester in need of modernisation. The house occupies a 170ft. wide plot backing onto open farmland. The characterful property benefits from exposed beams and has a gas central heating system and UPVC double glazed windows. The accommodation comprises :-

## **GROUND FLOOR**

**CONSERVATORY** 21'7" x 6'4" with UPVC double glazed side entrance doors. UPVC double glazed windows. Radiator. Folding door to -

**LOBBY** with stairs to 1<sup>st</sup> floor.

**LOUNGE** 12'11" x 10'10" with part beamed walls and beamed ceiling. UPVC double glazed windows. Radiator. Fireplace with fitted electric stove. Understairs storage area.

**KITCHEN** 11'5" x 9'1" with range of base unit cupboards and drawers and matching eye level cabinets, 3 with glazed doors. Wine rack. Black mottled worksurfaces. Stainless steel 1 ½ sink drainer with mixer tap. Radiator. Archway to storage area with worktop and cupboard above and below. Door to:

**UTILITY AREA** 10' x 5'9" Radiator. UPVC double glazed window. Plumbing for washing machine. Ideal gas fired boiler. Wooden rear door to garden.

## **FIRST FLOOR**

**SMALL LANDING** with trap to roof space. Cupboard with hot water tank. Linen cupboard.

**BEDROOM 1.** 11' x 9'7" including built in cupboard. Radiator. UPVC double glazed windows. Exposed beams to roof space. Fireplace with enclosed electric coal effect fire.

**BEDROOM 2.** 10'7" x 9'8" Radiator. UPVC double glazed window. Beamed walls and ceiling. Alcove for storage.

**BATHROOM** with white suite of corner bath with Triton shower over, wash hand basin and W.C. Heated towel rail. UPVC double glazed window.

## **OUTSIDE**

To the rear of the property is a large paved patio, raised beds and a number of timber garden sheds. Garden to the side with lawn, mature trees, shrub borders and further outbuildings/sheds. The property has a very wide frontage measuring 170ft. to the main road with double garage and large parking area for several cars.

## **SERVICES**

All main services are connected. Council Tax Band C.

**E&OE**

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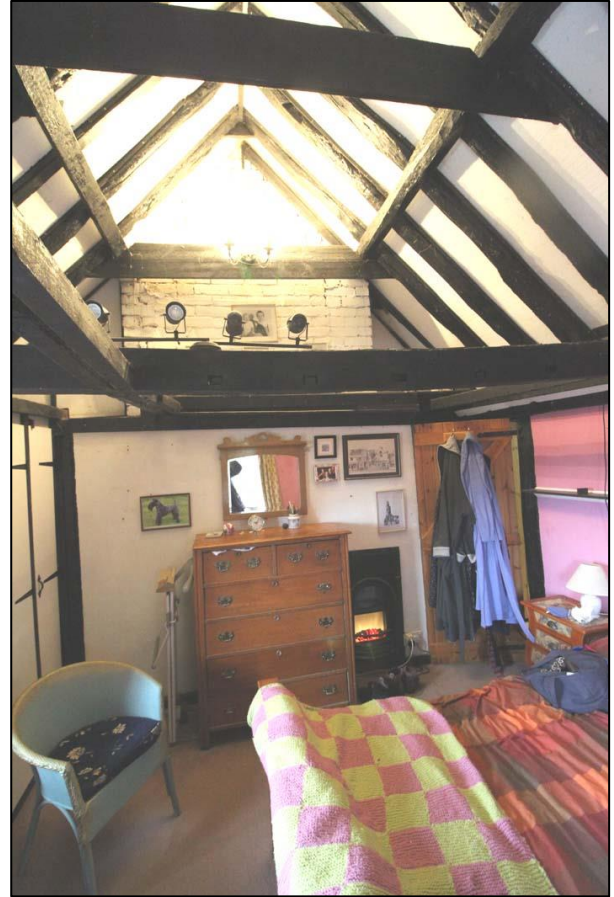
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