

**Colchester Main Road
ALRESFORD
CO7 8DD
Offers in Excess of £350,000**





- SUBSTANTIAL PLOT
- IDEAL REFURBISHMENT POTENTIAL
- THREE BEDROOM DETACHED HOUSE
- LARGE LOUNGE
- SEPARATE DINING ROOM
- GAS CENTRAL HEATING
- LARGE WRAP AROUND GARDEN
- FIELD VIEWS
- DOUBLE GARAGE
- OFF ROAD PARKING

**** FANTASTIC REFURBISHMENT POTENTIAL ON A SUBSTANTIAL PLOT ****

Welcome to Fernleigh, this delightful three bedroomed detached property is situated in a large plot which has plenty of potential.

The house has a large lounge, dining room with original features, fitted kitchen and a downstairs bathroom.

You can access the first floor via two staircases where you will find three bedrooms, a seating area as well as an upstairs cloakroom.

Outside there is space for numerous vehicles to park off road, a large double garage, garden shed and a wrap around garden with field views.

Situated on the outskirts of Elmstead Market and Alresford, you a few minutes from Wivenhoe and a short journey into Colchester and also easy access to the A120/A12.

****CALL 01206 822212 TO VIEW THIS EXCELLENT OPPURTUNITY ****



The accommodation with approximate room sizes are as follows:

ENTRANCE PORCH

Brick built.

ENTRANCE HALL

Stairs to first floor.

LOUNGE

23' 6" x 10' 7" (7.16m x 3.22m)

Windows to front, side & rear, carpet, two centre lights, two radiators.

KITCHEN

14' 5" x 6' 10" (4.39m x 2.08m)

Windows to rear, vinyl flooring, two centre lights, radiator. Range of wall and base units with spaces for washing machine, fridge, freezer and cooker.

DINING ROOM

12' 3" x 10' 5" (3.73m x 3.17m)

Door to front, window to front, carpet, wall mounted lights, radiator, feature fire place, stairs leading to first floor.

FAMILY BATHROOM

7' 10" x 5' 7" (2.39m x 1.70m)

Window to front, vinyl flooring, centre light. Panelled bath with shower over, low level WC and pedestal wash hand basin. Partially tiled walls, radiator.



FIRST FLOOR LANDING

Door to cloakroom, seating area.

BEDROOM ONE

13' 0" x 10' 6" (3.96m x 3.20m)

Windows to front and side, wood flooring, wall mounted lights, radiator.

BEDROOM TWO

10' 7" x 10' 0" (3.22m x 3.05m)

Windows to front and side, carpet, wall mounted lights, radiator.

BEDROOM THREE

9' 5" x 8' 11" (2.87m x 2.72m)

Window to side, carpet, wall mounted lights.

CLOAKROOM

Vanity sink unit and low level WC.

EXTERIOR

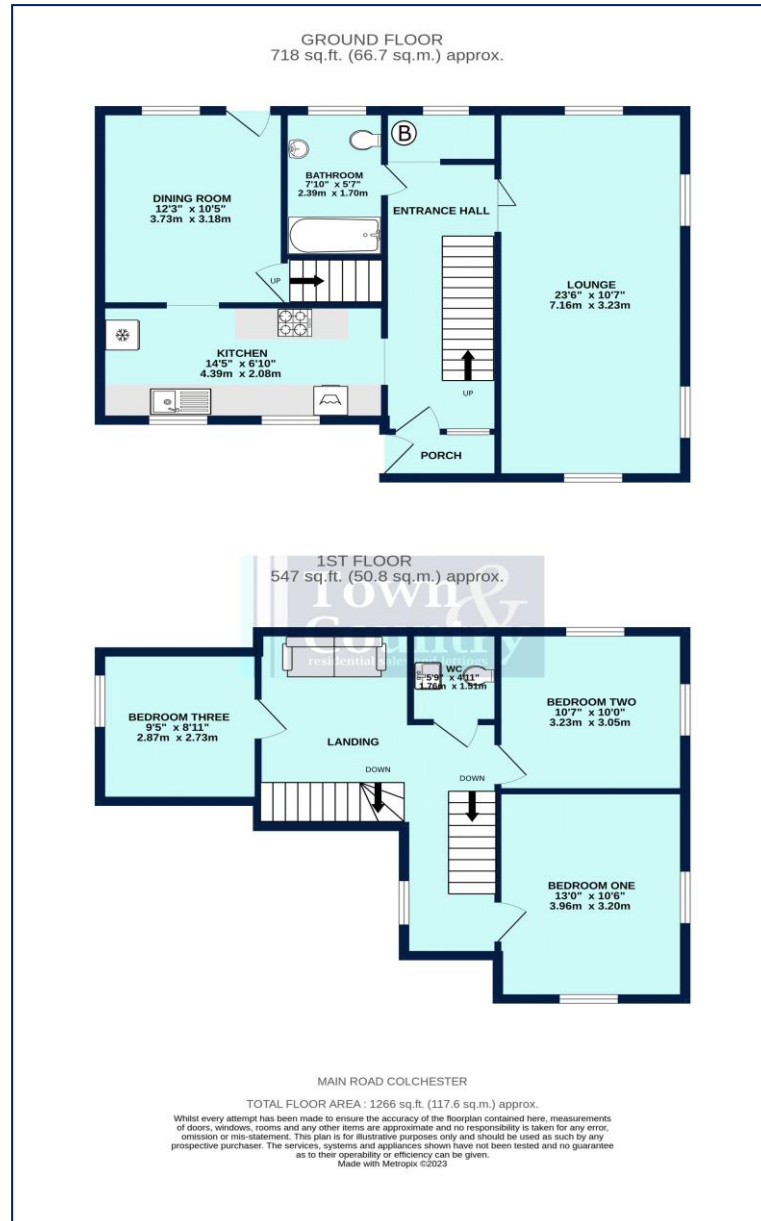
Double Garage with Off Road Parking. Large wrap around garden with field views and dual access. Garden Shed.

Beautiful views over neighbouring farmland with mature Oak trees (Tree Preservation Order),

AGENT'S NOTE

The property is not on mains drainage.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied