

**Wivenhoe Road, Alresford  
CO7 8AD  
Guide Price £500,000 Freehold**

**Town &  
Country**  
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288  
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- **WITHIN WALKING DISTANCE TO THE TRAIN STATION**
- **DETACHED BUNGALOW**
- **THREE DOUBLE BEDROOMS**
- **EN-SUITE SHOWER ROOM**
- **OPEN PLAN LOUNGE/DINER**

- **SPACIOUS KITCHEN/BREAKFAST ROOM**
- **OFFICE/STUDY/4TH BEDROOM**
- **SOUTH FACING GARDEN**
- **OFF ROAD PARKING AND GARAGE**
- **NO ONWARD CHAIN**

**\*\* THREE BEDROOM BUNGALOW READY FOR MODERNISATION \*\***

Ideally located within walking distance to the train station with direct links to London, local shops and amenities. This charming detached bungalow which is perfect for couples and families seeking a property to make their own.

Although it currently requires some modernisation, it is full of potential and offers a unique opportunity to create a bespoke home to suit your style and needs. This property has a large entrance hall leading into the open plan lounge/diner which adjoins the spacious fitted kitchen/breakfast room making the property very "user friendly". There is a second reception room which could easily become a study/office/4th bedroom where required.

There are three double bedrooms, one with an En-suite shower room, a bathroom, separate toilet and a utility room. One of the standout features of this property is its South facing garden which overlooks fields. To the front, the property is set back from the road, there is off road parking for a number of vehicles and a garage.

**\*\* SOLD WITH NO CHAIN \*\***



**The accommodation with approximate room sizes are as follows:**

**ENTRANCE PORCH**

uPVC partially glazed front door, tiled floor.

**ENTRANCE HALL**

Carpet tiled flooring, centre light, radiator, three storage cupboards.

**LOUNGE/DINER**

25' 9" x 11' 11" (7.84m x 3.63m)

Window to rear aspect, laminate flooring, two centre lights, radiator, feature fireplace.

**KITCHEN/BREAKFAST ROOM**

19' 5" x 11' 6" (5.91m x 3.50m)

Patio doors leading to rear garden, vinyl flooring, inset spot lights, radiator. Range of cream wall and base units with contrasting worktop, 1½ bowl stainless steel sink/drain, integrated dishwasher, fridge/freezer, gas hob with extractor over, eye level oven, space for table and chairs.

**UTILITY ROOM**

6' 10" x 5' 8" (2.08m x 1.73m)

Window to rear aspect, vinyl flooring, centre light. Wall mounted cupboard, space for washing machine and fridge/freezer.

**BEDROOM ONE**

13' 7" x 11' 11" (4.14m x 3.63m)

Window to front aspect, carpet flooring, two centre lights, radiator. Range of fitted overhead cupboards and wardrobes.

**BEDROOM TWO**

12' 4" x 10' 11" (3.76m x 3.32m)

Window to front aspect, carpet flooring, centre light, radiator.



**BEDROOM THREE**

11' 5" x 10' 0" (3.48m x 3.05m)

Window to side aspect, carpet flooring, centre light, radiator.

**EN-SUITE SHOWER ROOM**

7' 8" x 5' 11" (2.34m x 1.80m)

Obscured window to rear aspect, tiled flooring, centre light, radiator. Low level WC, separate shower quadrant, vanity sink unit, heated towel rail, partially tiled walls.

**OFFICE/STUDY/4TH BEDROOM**

10' 9" x 8' 6" (3.27m x 2.59m)

Window to rear aspect, carpet flooring, centre light, radiator.

**BATHROOM**

6' 0" x 5' 5" (1.83m x 1.65m)

Window to side aspect. Panelled bath and pedestal sink.

**SEPARATE WC**

6' 0" x 3' 0" (1.83m x 0.91m)

Window to side aspect, low level WC.

**EXTERIOR**

**FRONT**

Dwarf wall to front, laid to lawn with mature trees and shrubs. Driveway with off parking for numerous vehicles, access to garage, side access to rear garden.

**REAR**

Laid to lawn with mature trees and shrubs, hedging separating vegetable garden, garden shed, patio, backing onto fields.





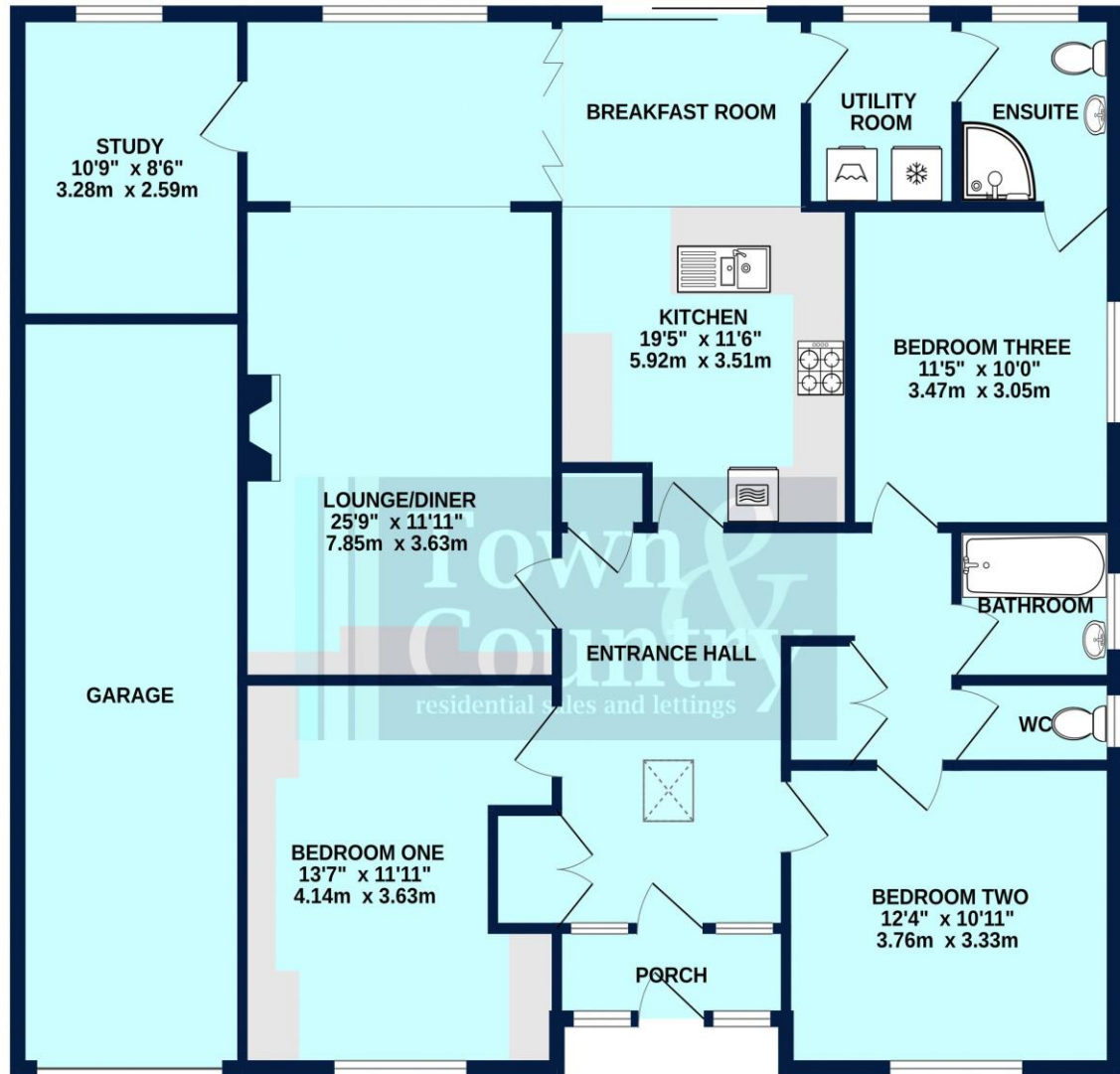




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



1547 sq.ft. (143.7 sq.m.) approx.



WIVENHOE ROAD

TOTAL FLOOR AREA: 1547 sq.ft. (143.7 sq.m.) approx.

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