

**Wivenhoe Road, Alresford  
CO7 8AQ  
Offers in the Region Of £350,000  
Freehold**







- CHAIN FREE
- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- ENTRANCE PORCH
- KITCHEN/DINER
- CONSERVATORY
- AMPLE OFF ROAD PARKING
- FIELD VIEWS TO REAR
- GARAGE
- NON-ESTATE LOCATION

**\*\* CHAIN FREE: AN OPPORTUNITY TO ACQUIRE THIS 1960'S STYLE THREE BEDROOM**

**SEMI-DETACHED HOUSE LOCATED IN THIS NON-ESTATE VILLAGE LOCATION\*\***

This spacious property stands on a generous plot and is set out over two floors with the ground floor consisting of entrance porch, living room, kitchen/diner and rear conservatory. The first floor leads off from the landing with three good sized bedrooms and a family bathroom. Outside the front garden is open plan, with ample off road parking and access to a garage.

The rear garden extends to approximately 85ft and is established in nature.

Modernisation and refurbishment will be required, therefore a buyer looking to stamp their identity onto this blank canvass would be ideal.



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

#### **ENTRANCE PORCH**

5' 10" x 4' 11" (1.78m x 1.50m)

Double glazed entrance door, double glazed window to side elevation, radiator and frosted glazed door to:

#### **LIVING ROOM**

16' 8" x 13' 0" (5.08m x 3.96m)

Double glazed window to front elevation, stone fire surround with inset coal effect gas fire, (not tested) and adjacent plinth to the side. Stair flight to first floor landing, storage cupboard under stairs, radiator.

#### **KITCHEN/DINER**

16' 8" x 9' 11" (5.08m x 3.02m)

Double glazed window to rear garden, stainless steel sink unit with mixer tap and cupboards under, a range of floor standing cupboard drawers and units with adjacent work tops, wall mounted matching cupboards. Space for cooker, space for washing machine, built-in airing cupboard, floor standing gas fired boiler and double glazed patio doors to conservatory.

#### **CONSERVATORY**

14' 7" x 9' 11" (4.44m x 3.02m)

Polycarbonate style roof, opening roof vent. Double glazed windows to two elevations, double glazed French doors to garden, power and lighting.



## **FIRST FLOOR LANDING**

Access to loft space, (part boarded with power). Doors to bedrooms and bathroom.

## **BEDROOM ONE**

11' 10" x 9' 6" (3.60m x 2.89m)

Double glazed window to front elevation, radiator.

## **BEDROOM TWO**

11' 2" x 9' 9" (3.40m x 2.97m)

Double glazed window to rear elevation with open views, radiator.

## **BEDROOM THREE**

8' 5" x 6' 11" (2.56m x 2.11m)

Double glazed frosted window to front elevation, bulkhead storage cupboard, radiator.

## **FAMILY BATHROOM**

6' 8" x 5' 6" (2.03m x 1.68m)

Double glazed frosted window to rear elevation, radiator. Low level WC, pedestal wash hand basin and panel bath with hand grips and mixer tap shower spray.

## **FRONT GARDEN**

Open plan laid mainly to lawn, established flower beds and borders, stone/shingle driveway with ample parking giving access to garage.

## **REAR GARDEN**

Extending to approximately 85ft, paved area, aluminium greenhouse, laid mainly to lawn with established flower beds and borders.

## **GARAGE**

16' 10" x 8' 9" (5.13m x 2.66m)

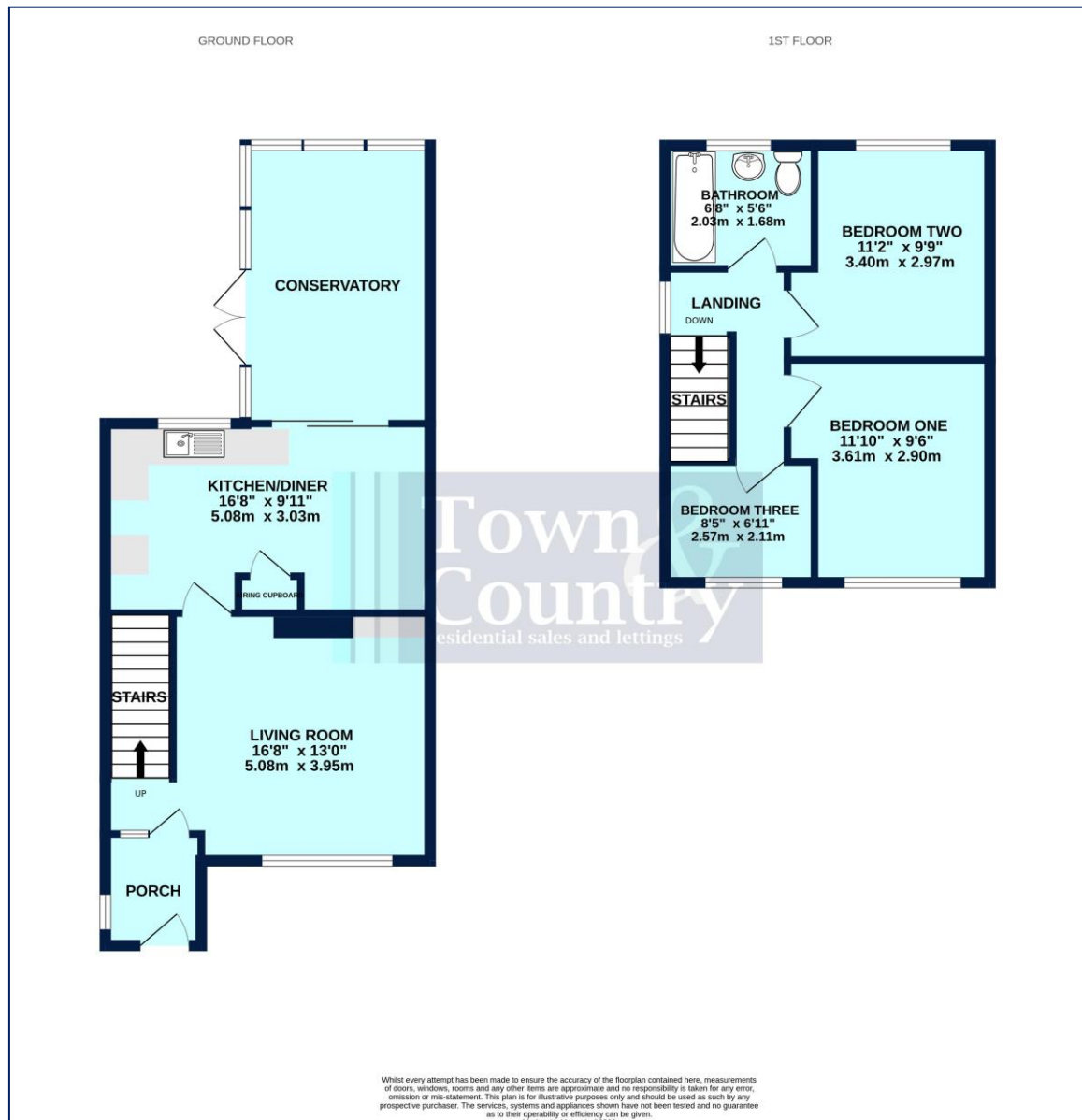
Detached garage with up and over door, power/lighting. Door to garden.











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