

**34 Wivenhoe Road, Alresford
CO7 8AE
Offers in the Region Of £185,000
Freehold**

**Town &
Country**
residential sales and lettings



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- CHAIN FREE
- GRADE II LISTED
- DETACHED COTTAGE
- TWO RECEPTIONS
- TWO DOUBLE FIRST FLOOR BEDROOMS
- CHARACTER AND CHARM
- GAS TO RADIATOR HEATING
- NON-ESTATE LOCATION
- VERY CLOSE TO LOCAL SHOPS AND STATION
- ESTABLISHED PLOT OF APPROXIMATELY 0.06 ACRE

****A CHARMING DETACHED TWO BEDROOM COTTAGE LOCATED IN A PROMINANT NON-ESTATE POSITION****

This chocolate box style GRADE II LISTED TIMBER FRAMED residence is located in the semi-rural village of Alresford with access to its mainline railway station and a local shopping parade.

This style of property is rarely available and is offered with NO ONWARD CHAIN.

The accommodation is surprisingly generous and is set out over two floors. The ground floor consists of a living room, dining room/second reception, kitchen, rear lobby and bathroom. On first floor are two double bedrooms.

Outside the gardens are mature in nature on approximately 0.06 of an acre.



The accommodation with approximate room sizes are as follows:

LIVING ROOM

15' 2" x 12' 5" (4.62m x 3.78m)

Wooden entrance door, sash windows to side elevation, sash Box bay window to rear elevation. Wooden fire surround, door with stairs to first floor landing, storage cupboard under stairs. Picture rail, radiator, wall mounted thermostat, timber flooring.

DINING ROOM/SECOND RECEPTION

12' 4" x 9' 11" (3.76m x 3.02m)

Sash window to side and front elevations, fitted cupboard, radiator.

KITCHEN

9' 10" x 8' 11" (2.99m x 2.72m)

Windows to front and rear elevations, wall mounted gas fired boiler, radiator. Stainless steel single drainer sink unit with mixer tap and cupboards under, range of floor standing cupboards and units. Space for washing machine, filter hood over cooker area, tiled floor.

REAR LOBBY

3' 5" x 3' 3" (1.04m x 0.99m)

Part glazed door to garden, tiled floor.

BATHROOM

5' 8" x 5' 4" (1.73m x 1.62m)

Frosted window to side elevation, drop light switch. Pedestal wash hand basin, low level WC and panel bath with hand grips. Part tiled walls, tiled flooring, extractor fan, radiator.



FIRST FLOOR

Courtesy lighting and stairs to both bedrooms.

BEDROOM ONE

15' 2" x 11' 0" (4.62m x 3.35m)

Two sash windows to side elevation, radiator, fire surround, eaves cupboard, timber floor.

BEDROOM TWO

12' 2" x 10' 0" (3.71m x 3.05m)

Sash window to side elevation, radiator.

FRONT GARDEN

Established front garden behind a privet hedge with lawned area with flower borders. Side access.

SIDE GARDEN

Lawned areas and flower beds, access to rear garden.

REAR GARDEN

Laid mainly to lawn, established flower beds and borders and timber shed.

AGENT'S NOTE

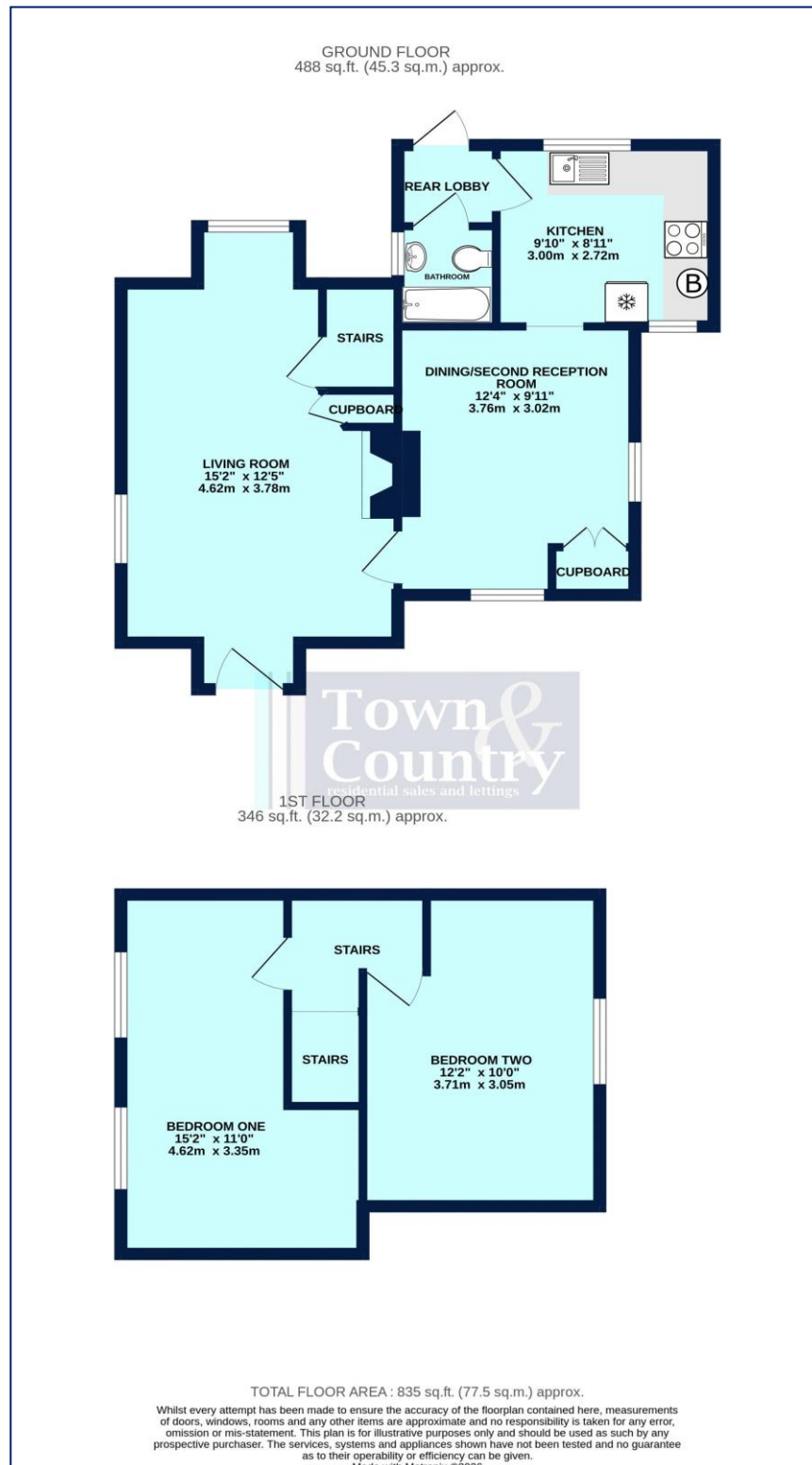
The property is timber frame and Grade II listed.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		55 D
39-54	E	45 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 from the photograph, artist's impression or plans of the property.