

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







- 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.



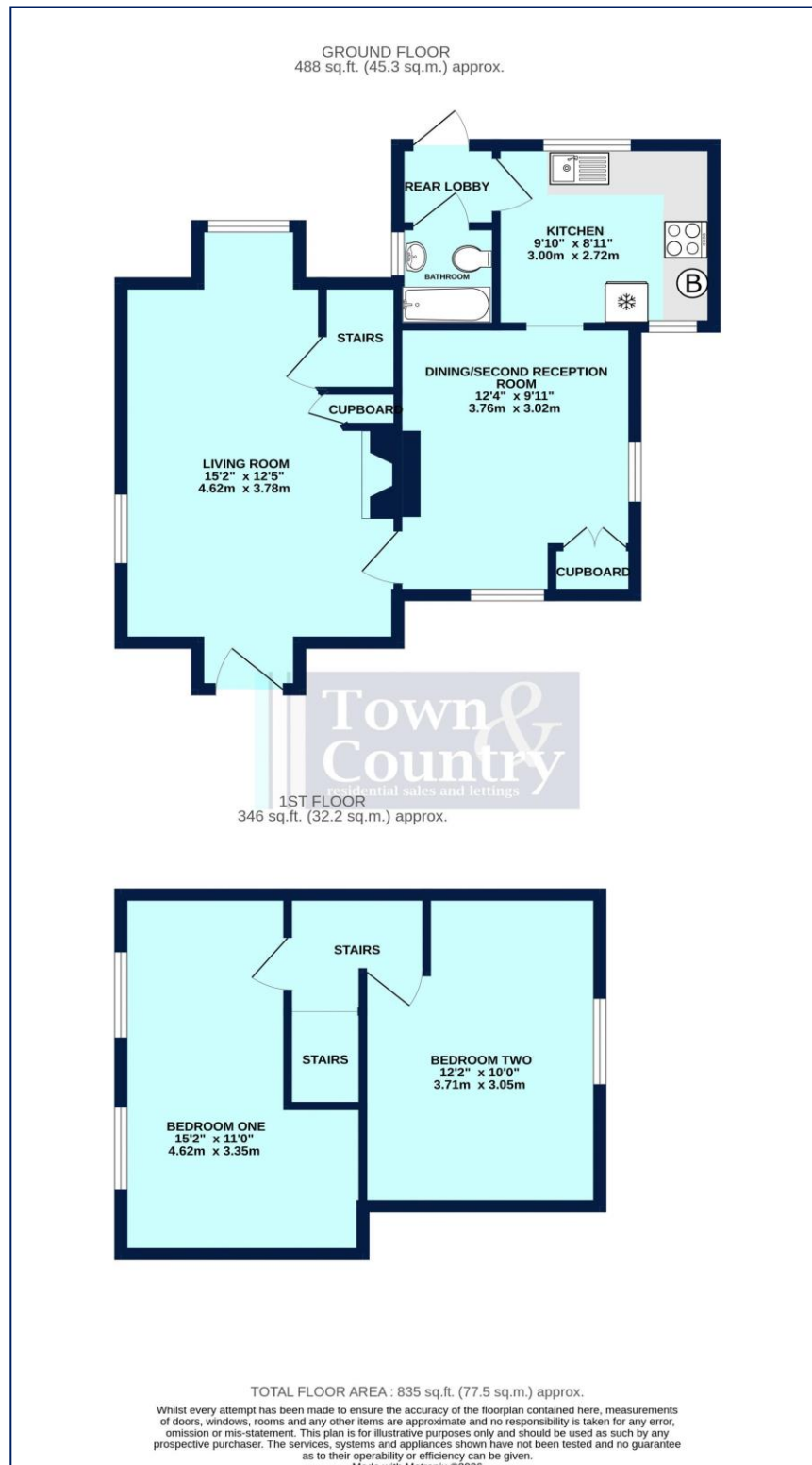












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