





**Russet Way, Alresford, Colchester, CO7 8FS**

william h brown

***welcome to***

## Russet Way, Alresford, Colchester

This stunning and beautifully presented semi detached bungalow is situated in the popular village of Alresford, which can be found around 6 miles south east of Colchester. The village benefits from local amenities and train station with connections including London and Clacton.













**This beautifully presented home offers the benefit of village living but with good transport links. The property benefits from light and airy open plan living accommodation, modern kitchen and four peace bathroom, off road parking and a generous rear garden which is enclosed and benefits from a useful outside cabin/studio. The property has had new flooring and carpets within the last 6 months.**

**New Entrance Door To:**

**Spacious Entrance Hall**
Radiator, laminate wood flooring, storage cupboard, doors to:

**Lounge / Diner**
Upvc double glazed French doors to rear, feature electric fireplace, laminate wood flooring, two radiators, built-in storage cupboard, opening to:

**Kitchen Area**
Modern kitchen comprising range of matching gloss fronted base and eye level units, work surfaces, inset sink and drainer unit with mixer tap, tiled splashbacks, integrated oven, inset hob with stainless steel splashback, space for appliances, laminate wood flooring, upvc double glazed window to rear.

**Bedroom One**
Upvc double glazed window to front, radiator, carpet, built-in wardrobe.

**Bedroom Two**
Upvc double glazed window to front, carpet, radiator.

**Bathroom**
Stunning modern four piece bathroom suite comprising bath tub with central mixer tap and shower head attachment, low level w.c., separate double shower cubicle and wash basin set onto wooden vanity unit, wood laminate flooring, heated towel rail, upvc double glazed window to side.

**Outside**
There is a driveway providing off road parking for around two cars. There is a paved frontage.

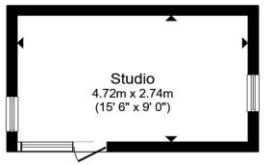
There is a well maintained and generous rear garden which is laid to lawn with patio seating area, as well as further paved area, shingled area, flower and shrub beds, and STUDIO/CABIN with power, plumbing and laminate wood flooring.

**Agents Note 1**
Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

**Agents Note 2**
The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.




**Floor Plan**




**Outbuilding**

Total floor area 72.2 m² (777 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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# Russet Way, Alresford Colchester

- Modern Semi Detached Bungalow
- Open Plan Living Accommodation
- Modern Kitchen & Four Piece Bathroom
- Two Double Bedrooms
- Off Road Parking
- Enclosed Rear Garden With Studio
- Popular Village Location

Tenure: Freehold EPC Rating: B
Council Tax Band: C





offers in excess of

## £325,000










Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
CCS121904 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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