

**Poplars Close, Alresford,
CO7 8BH**

£239,500 Freehold



9 Osbornes Court, Victoria Place, Brightlingsea, Essex. CO7 0EB

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- 2 BEDROOM LINK DETACHED BUNGALOW
- REFURBISHMENT REQUIRED
- LOUNGE
- KITCHEN
- BREAKFAST ROOM OR STUDY
- BATHROOM
- PRIVATE GARDEN
- GARAGE
- CLOSE TO TRAIN STATION / SHOPS
- POPULAR LOCATION

2 BEDROOM LINK DETACHED BUNGALOW REQUIRING MODERNISATION - Located in the popular village of Alresford and within easy reach of Alresford train station with its links to London Liverpool Street, Brightlingsea, Wivenhoe and Colchester Town, plus just a few minutes walk to the local shops, pub and Junior school.

This well positioned bungalow offers the chance to add your own style.

Inside the property you will find a lounge, kitchen and breakfast room/study, two bedrooms and a family bathroom. The property benefits from double glazing and gas central heating.

A private rear garden and garage completes this home.

A BRILLIANT REFURBISHMENT OPPORTUNITY IN A WELL REQUESTED LOCATION

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The accommodation with approximate room sizes are as follows:

HALLWAY

UPVC door opening onto hallway with carpet flooring, ceiling light, radiator, loft hatch, smoke alarm, cupboard housing water tank, thermostat, doors leading to: bedroom 1, 2, living room, kitchen

LIVING ROOM

14' 7" x 10' 10" (4.44m x 3.30m)

Window to front, carpet flooring, centre light, radiator, space for furniture , dining area with views onto front garden, door leading to: hallway

KITCHEN

11' 5" x 8' 6" (3.48m x 2.59m)

Window to rear, vinyl flooring, strip light, in need of updating, range of wall and base units, wall mounted boiler, roll top laminate work surface, gas cooker, washing machine, space for tumble dryer, fridge and freezer, integrated stainless steel sink with right hand drainer, doors leading to: hallway, utility/2nd reception

BREAKFAST ROOM / STUDY

7' 10" x 7' 8" (2.39m x 2.34m)

Window to rear, UPVC door onto rear garden, vinyl flooring, centre light, radiator, ideal space for study, doors leading to: kitchen, garden

BEDROOM 1

10' 11" x 9' 10" (3.32m x 2.99m)

Window to front, carpet flooring, ceiling light, radiator, space for double bed, furniture, views onto front garden, door leading to: hallway

BEDROOM 2

9' 9" x 8' 3" (2.97m x 2.51m)

Window to rear, carpet flooring, centre light, radiator, space for double bed and furniture, views onto rear garden, door leading to: hallway



FAMILY BATHROOM

8' 3" x 5' 6" (2.51m x 1.68m)

Frosted window to rear, laminate flooring, ceiling light, radiator, green suite, including panelled bath with overhead shower, wash hand pedestal basin, low level W.C, fully tiled walls, wall mounted mirror

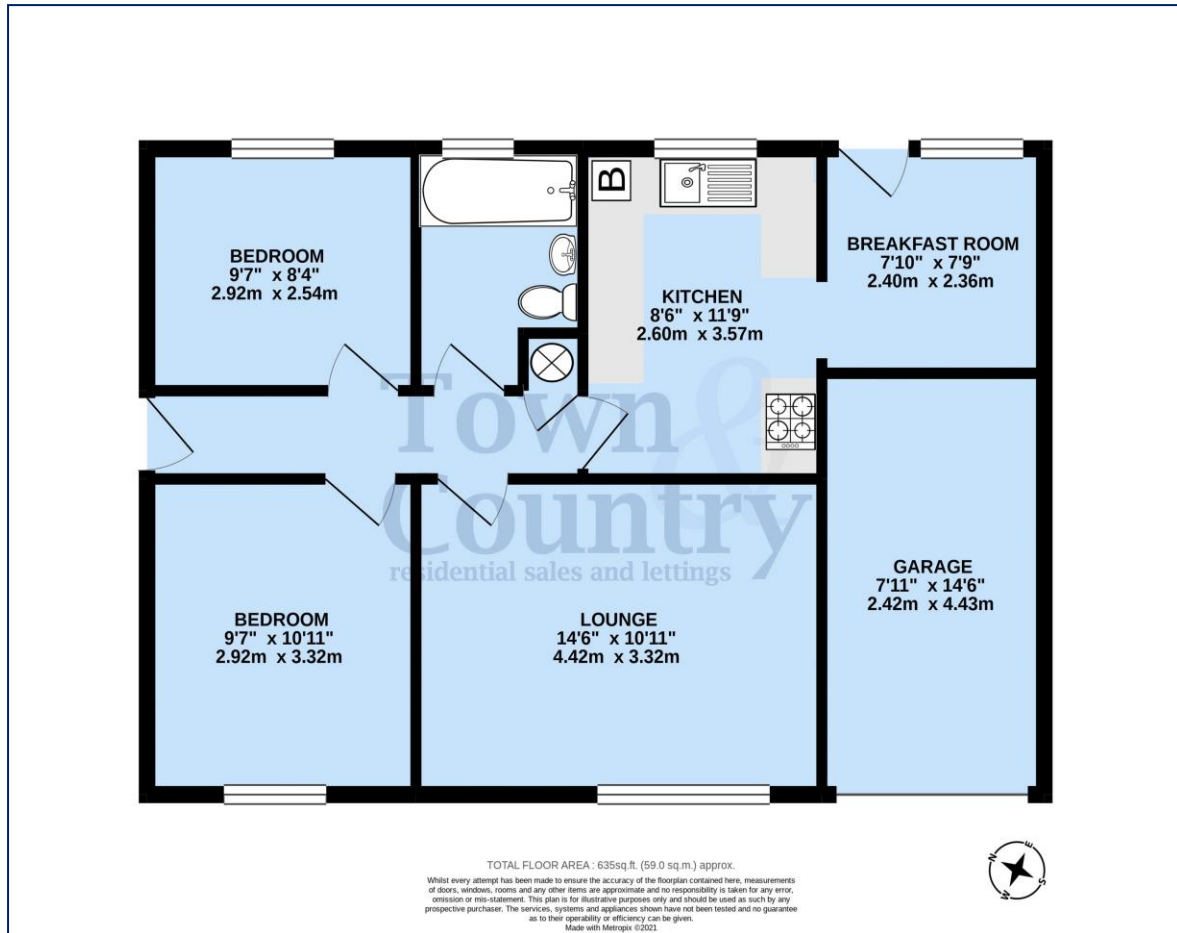
OUTSIDE


Rear Mature bushes and shrub borders with remainder of garden laid to patio, pathway and lawn boundary retained by privacy fencing

Access to rear via side gate from front passage way

GARAGE

Off road parking for one car leading to private garage with power



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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