

oakheart



£350,000

Guide Price  
Cox Road, Arlesford



Guide Price: £350,000 - £375,000.

A well-presented and generously proportioned three-bedroom, two-bathroom semi-detached home positioned on Cox Road in Alresford, ideally placed for nearby schools, local amenities and Alresford Train Station with direct links to London Liverpool Street.

The property opens with a useful porch leading into a welcoming entrance hall. The ground floor features a modern family bathroom, comprising a bath with shower over, WC and wash basin. The spacious living room enjoys a recently fitted media wall, creating a stylish focal point, while the separate

dining room provides ample space for family living and includes multiple storage cupboards. This flows through to the kitchen, which offers an abundance of worktop space and cabinetry. Beyond this is a practical boot room with direct access to the rear garden.

The first floor boasts an extended principal bedroom, which opens into a generous dressing/wardrobe area before leading through to the main bedroom space. This room further benefits from its own en-suite, complete with shower cubicle, WC and wash basin. There are two additional double bedrooms, one of which includes a built-in wardrobe/storage cupboard.

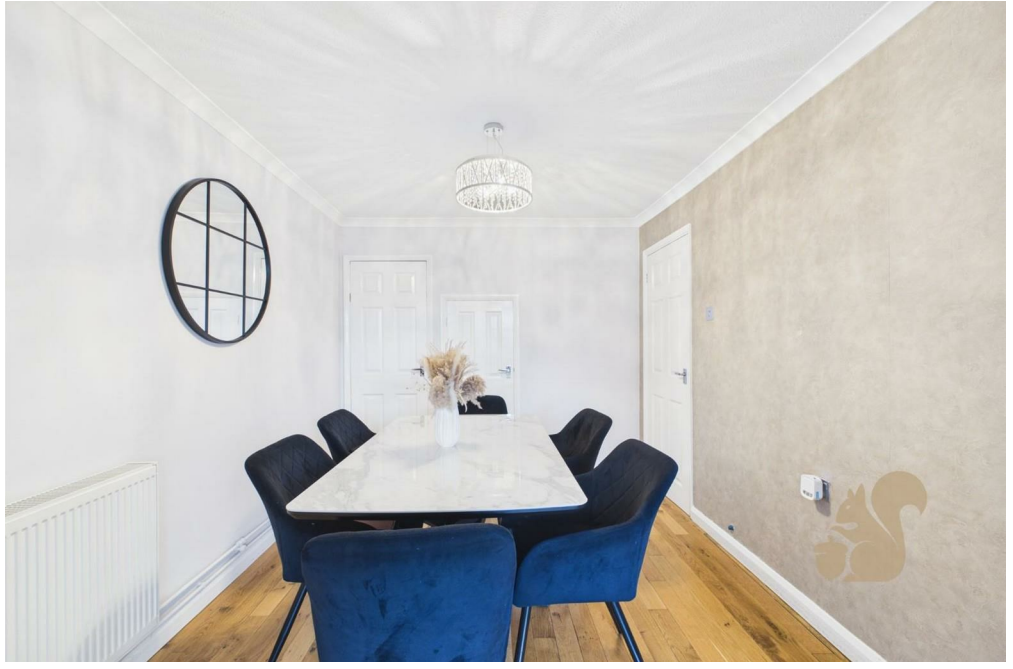
The home enjoys a good-sized, enclosed rear garden, beginning with an extended patio area ideal for outdoor seating, opening onto a large lawn, and finishing with an additional patio space at the rear of the plot. From the garden, a door provides access to the garage, and there is also side access to the front of the property. The front offers a private driveway with ample off-road parking, along with an up-and-over garage door.







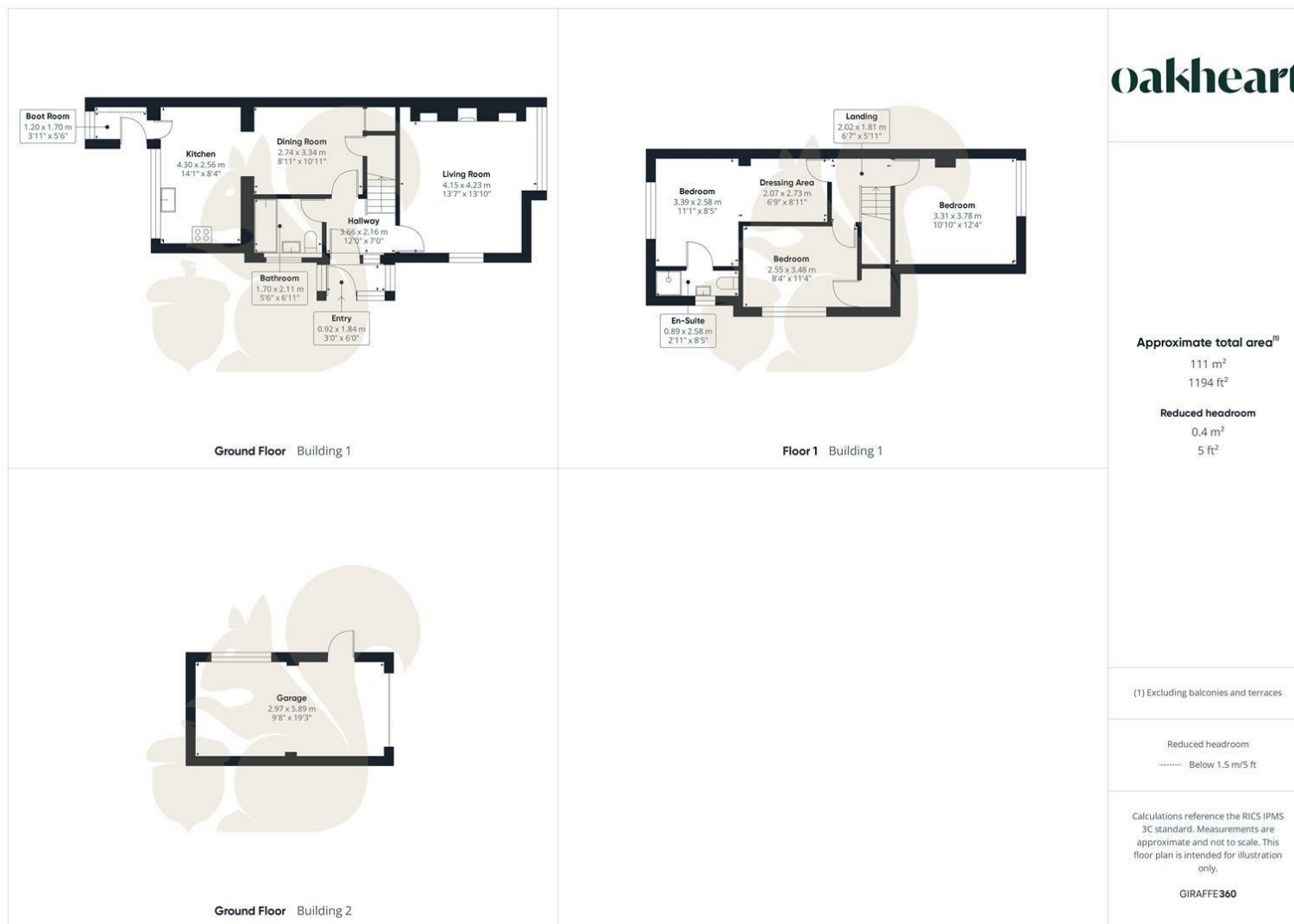













Local Authority:  
Tendring

Tenure:  
Freehold

Council Tax Band:  
C

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Oakheart Colchester  
01206 803 308  
colchester@oakheart.co.uk  
2b Cotman Road, Colchester, Essex, CO3 4QJ

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