



£400,000

Guide Price

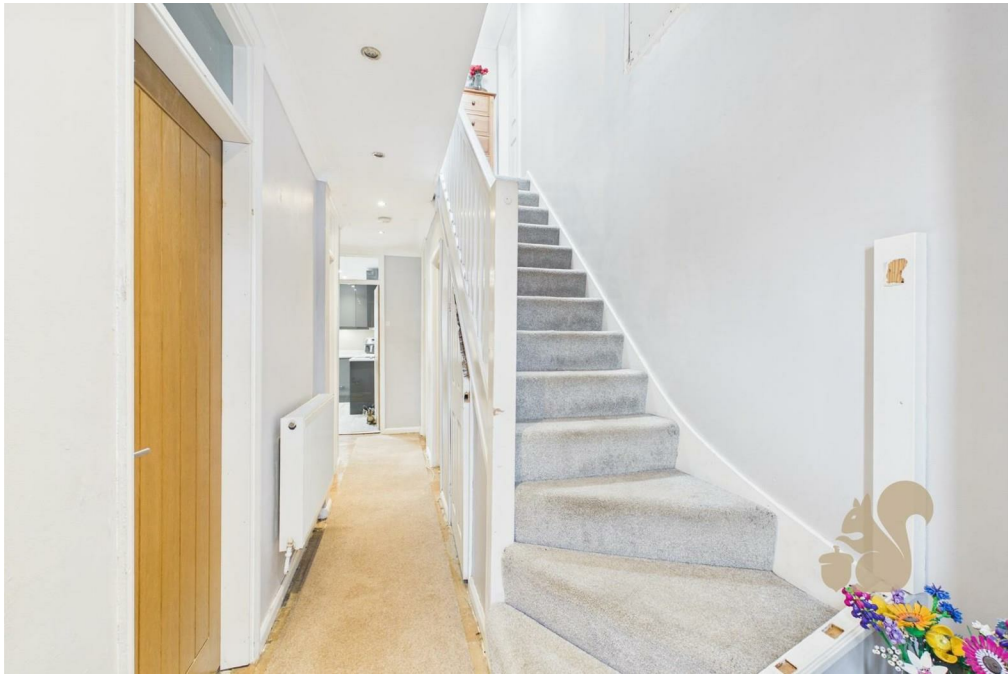
Orchard Road, Alresford

Guide Price: £400,000 - £425,000.

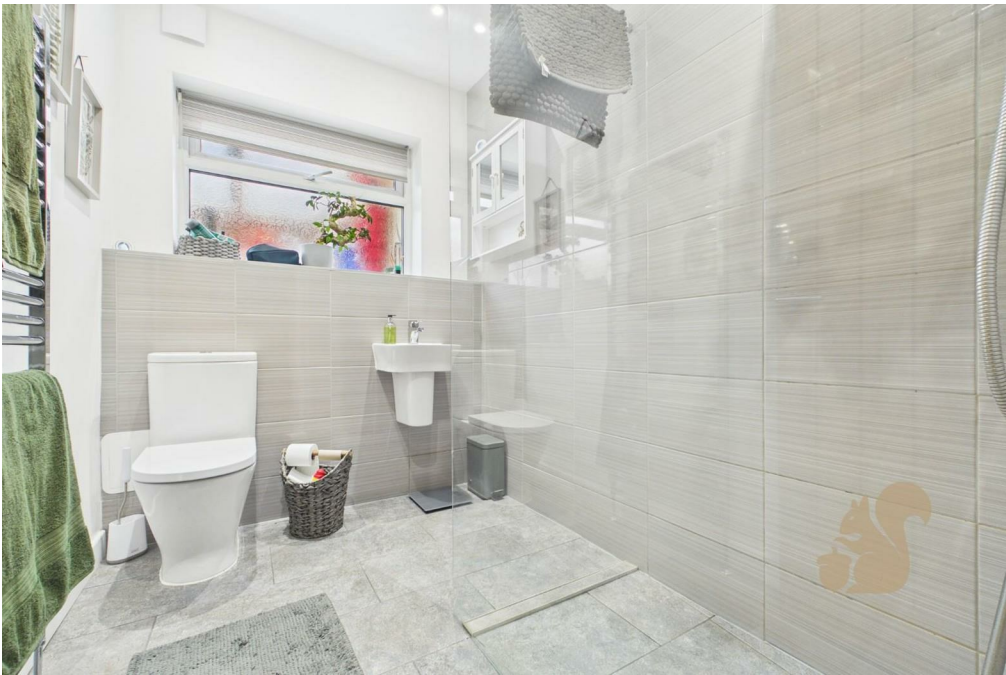
Situated on the ever-popular Orchard Road in Alresford, this spacious and renovated five bedroom, two bathroom semi-detached family home offers versatile accommodation throughout and is ideally positioned for convenient access to local amenities, well-regarded primary schools and excellent transport links, including Alresford Train Station with direct services to London Liverpool Street in just over an hour.



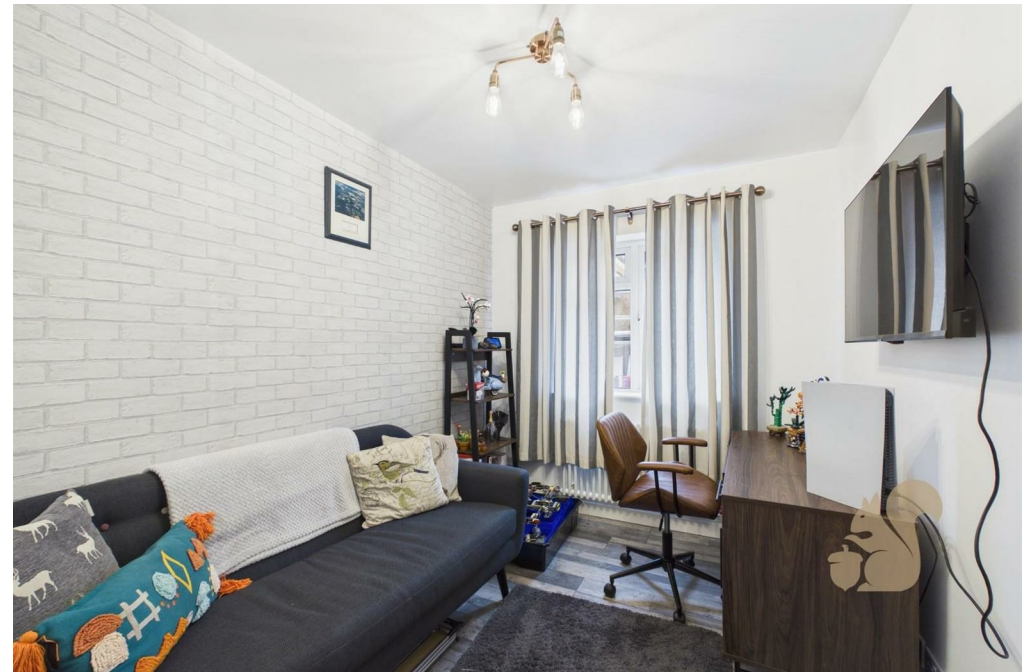
















Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

144.4 m²

1555 ft²

Reduced headroom

2.6 m²

28 ft²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:
Tendring

Tenure:
Freehold

Council Tax Band:
D



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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

Oakheart Colchester

01206 803 308

colchester@oakheart.co.uk

2b Cotman Road, Colchester, Essex, CO3 4QJ