

Beresfords | Est 1968



Beresfords

Asking Price £315,000

Freehold | 2 Bed | 1 Bath | Cottage | Semi Detached | Council Tax Band C | EPC D | Ref NBC261249

Colchester Main Road Alresford CO7 8DB

Charming two-bedroom semi-detached cottage offering versatile accommodation, a spacious principal bedroom with private balcony, kitchen, dining and living rooms, plus utility room and family bathroom. Externally, enjoy a private courtyard, off-street parking and garage. Ideally suited to first-time buyers, couples, downsizers, or those looking for a charming alternative to a traditional modern home.

- Charming two bedroom semi-detached cottage with character
- Well-proportioned and versatile accommodation throughout
- Practical kitchen with useful separate utility room
- Separate dining room and comfortable living room
- Spacious principal bedroom with French doors to a balcony
- Private courtyard
- Garage and off-street parking
- Ideal for first-time buyers, couples or downsizers



Scan the QR code for full details and key information on this property.





Beresfords - Colchester Sales

Beresfords Residential
145 High Street
Colchester
Essex
CO1 1PG

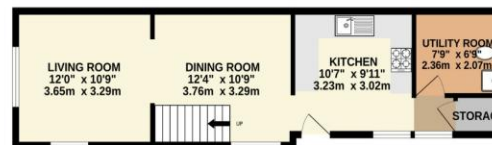
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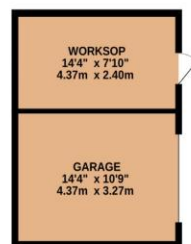
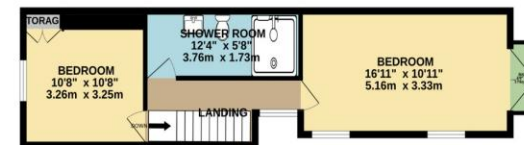
www.beresfords.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	73 C
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
711 sq.ft. (66.1 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



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TOTAL FLOOR AREA: 1137 sq.ft. (105.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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