



- Semi Detached Chalet
- Off Road Parking & Garage
- Two Double Bedrooms To the First Floor
- Four Bedrooms Split Over Two Levels
- Ground Floor Bathroom
- Open Plan Kitchen & Dining Room
- Generous Living Room
- Enclosed Private Rear Garden
- Double Glazed and Gas Central Heating
- Quiet Location With In Easy Access To The Essex University

8 Vine Drive, Wivenhoe, Colchester, Essex. CO7 9EZ.

Michaels property consultants are delighted to present to the market this Semi-Detached Chalet style property in Wivenhoe with excellent access to Essex University and Wivenhoe's vast array of local shops, restaurants and the mainline Train Station with links to London Liverpool Street. Having been extended this property now offers flexible accommodation to include two bedrooms to the ground floor, along with two double bedrooms to the first floor, spacious living room, open plan kitchen/dining area, ground floor bathroom, generous front and rear gardens, garage and driveway. Ideal for a family or an investor, the current owner had the property let for student accommodation and achieved £1600.00 including bills per calendar month. Being sold with no onward chain.



Property Details.

Ground Floor

Entrance Hall

13' 05" x 5' 11" (4.09m x 1.80m) UPVC front door opening onto the hall way, window to front, smoke alarm, under stairs storage, electric meter.

Reception Room Three/ Bedroom Three

13' 04" x 10' 05" (4.06m x 3.17m) Double glazed window to the front, radiator, two wall lights, fire place with tiled hearth and wood surround. Currently used as 3rd bedroom.

Reception Room Four/Bedroom Four

9' 11" x 6' 06" (3.02m x 1.98m) Double glazed window to the front, radiator, currently used as 4th bedroom.

Kitchen/Breakfast Room



19' 08" x 9' 09" (5.99m x 2.97m) Double glazed window to the rear, UPVC door to the side, radiator, smoke alarm, panelled wall area to the dining room, open plan onto the kitchen including a range of wall and base units, laminate work surfaces, tiled splash back, wall mounted boiler, stainless steel sink with left hand drainer. Space for cooker, fridge/freezer and wash machine.

Dining Room



8' 6" x 7' 2" (2.59m x 2.18m) Dining area open plan onto the living room.

Living Room



12' 0" x 9' 9" (3.66m x 2.97m) Double glazed patio doors opening onto the rear garden, radiator, generous living space with views over looking the mature rear garden

Property Details.

Ground Floor Bathroom



9' 11" x 4' 04" (3.02m x 1.32m) Towel rail, white bathroom suite including, panelled bath with bifold shower screen, wall mounted shower, low level WC, wash hand pedestal basin.

First Floor

Landing

Storage cupboard, doors leading to:

Bedroom One



14' 05" x 10' 04" (4.39m x 3.15m) Double glazed window to front, radiator, space for bedroom furniture and double bed.

Bedroom Two



12' 07" x 9' 07" (3.84m x 2.92m) Double glazed window to side, radiator, eves storage, loft access, space for double bed.

Outside

Front Garden & Parking

Ample off road parking for multiple vehicles to the front and side of the property, stoned driveway, remainder laid to lawn, retained by fence boundary, garage with up & over garage door.

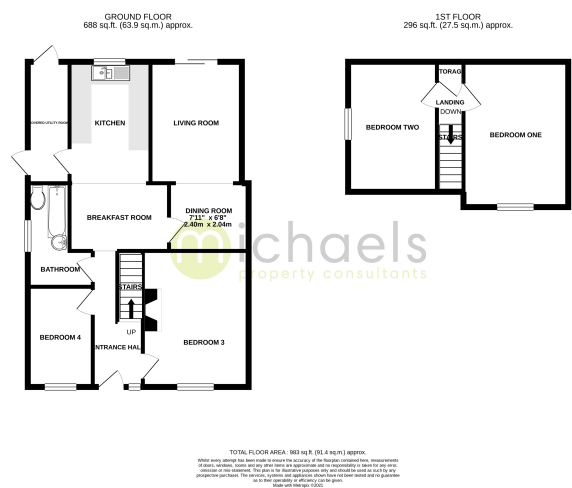
Rear Garden



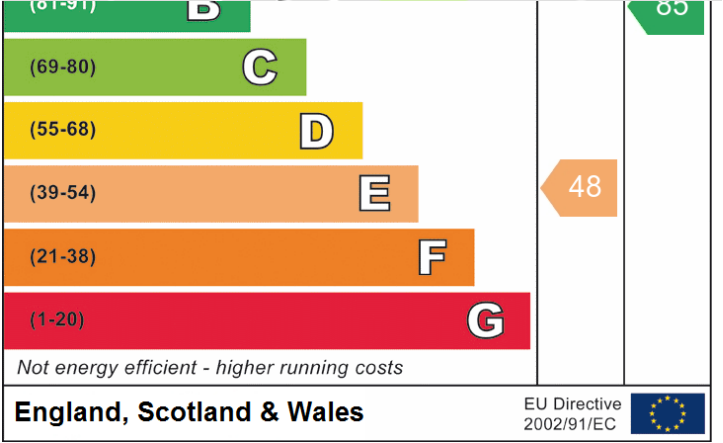
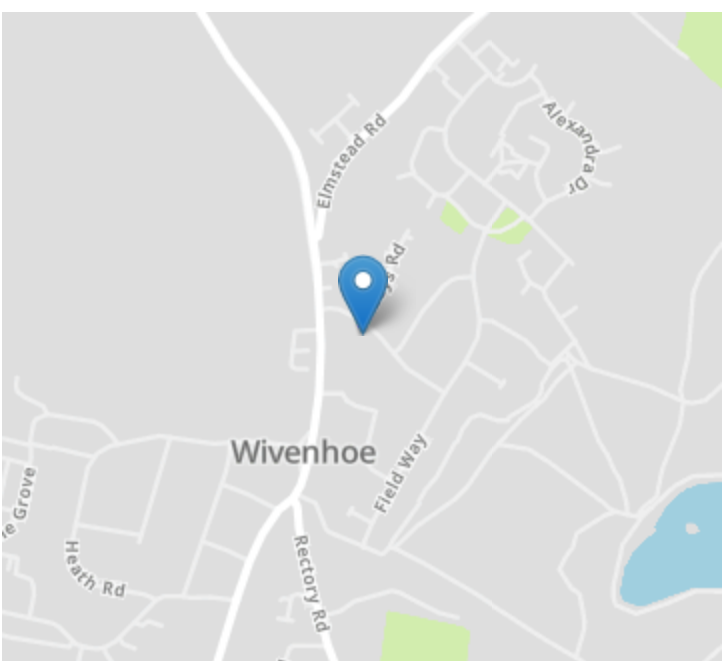
A well established enclosed rear garden including, patio area, concrete path way leading to the rear garden, two sheds, mature shrubs and bushes, remainder laid to lawn, retained by privacy fencing.

Property Details.

Floorplans



Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

