



- Chain Free Sale
- Sought After Position
- Detached Bungalow
- Extended
- Tandem Garage
- Workshops
- Some Improvement Required
- Three Bedrooms

4 Manor Road, Wivenhoe, Colchester, Essex. CO7 9LN.

An extended detached bungalow in this sought after Wivenhoe position in a tree lined street within each reach shops, train station, quayside and waterfront. Currently offering three bedrooms, bathroom, living room, kitchen/diner, conservatory, 27' garage plus two workshops, wonderful gardens and ample off road parking. Chain Free



Property Details.

Ground Floor

Entrance Hall

Parquet flooring, airing cupboard, storage recess, loft access, doors to.

Bedroom One



12' 10" x 10' 1" (3.91 m x 3.07m) Window to front, radiator.

Bedroom Three



10' 0" x 9' 3" (3.05m x 2.82m) Window to side, radiator.

Bathroom



Two windows to side, panel bath, twin sinks, radiator, tiled floor, tiled walls.

Cloakroom

Window to side, low level WC, tiled walls.

Living Room



19' 10" x 17' 3" (6.05m x 5.26m) An L shaped room with window to front, radiator, door to kitchen, open to hallway.

Hallway

With window to side, circular window to front, door to bedroom three.

Bedroom Two

10' 0" x 8' 7" (3.05m x 2.62m) Window to rear, fitted wardrobe, radiator.

Property Details.

Kitchen/Diner



20' 5" x 10' 7" (6.22m x 3.23m) Window to rear, door to side, patio doors to conservatory, a range of fitted units and drawers with worktops over, inset sink, matching eye level units, fitted oven, gas hob, spaces for further appliances, pantry cupboard.

Conservatory



9' 6" x 7' 3" (2.90m x 2.21m) Upvc construction with door to garden, tiled floor.

Outside

Garage

27' 2" x 9' 4" (8.28m x 2.84m) Up and over door to front, personnel door to side, window to side, power and light connected.

Workshop

11' 7" x 8' 4" (3.53m x 2.54m) With further door to store room.

Store Room

8' 2" x 7' 6" (2.49m x 2.29m) Windows to rear and side.

Rear Garden



Mainly laid to lawn with various shrubs and plants, hardstanding area, side access, raised hardstanding with pergola over.

Front Garden

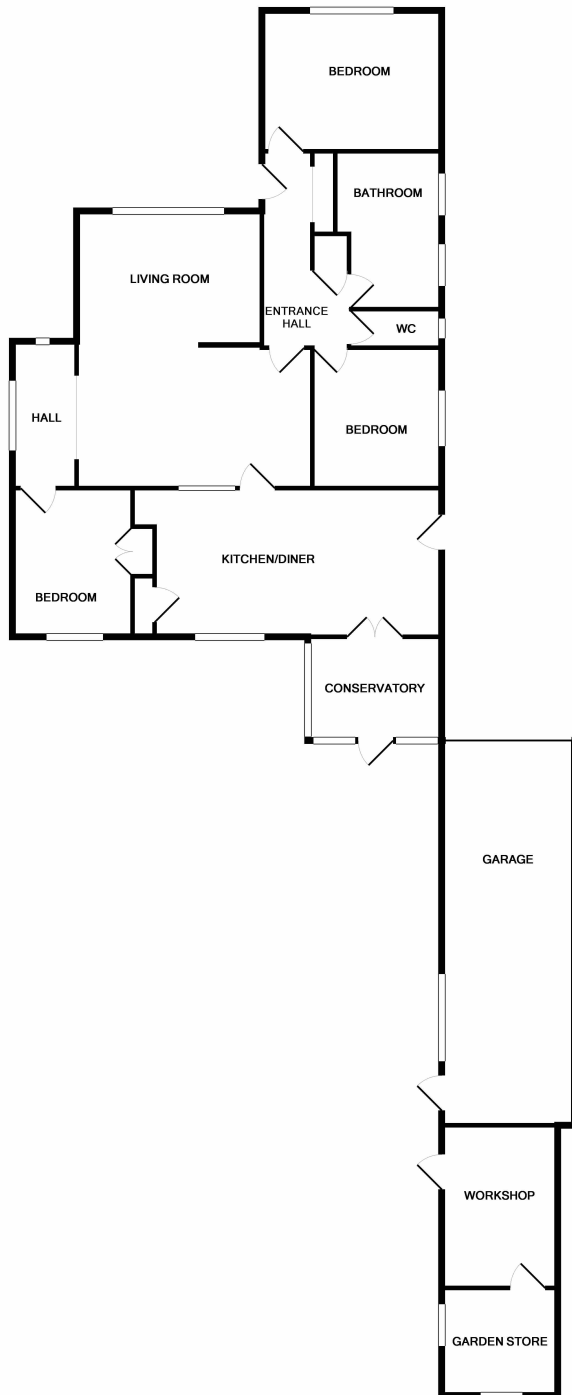
With two entrances, mainly laid to lawn with various shrubs and plants.

Parking

Driveway providing ample off road parking plus further hard standing.

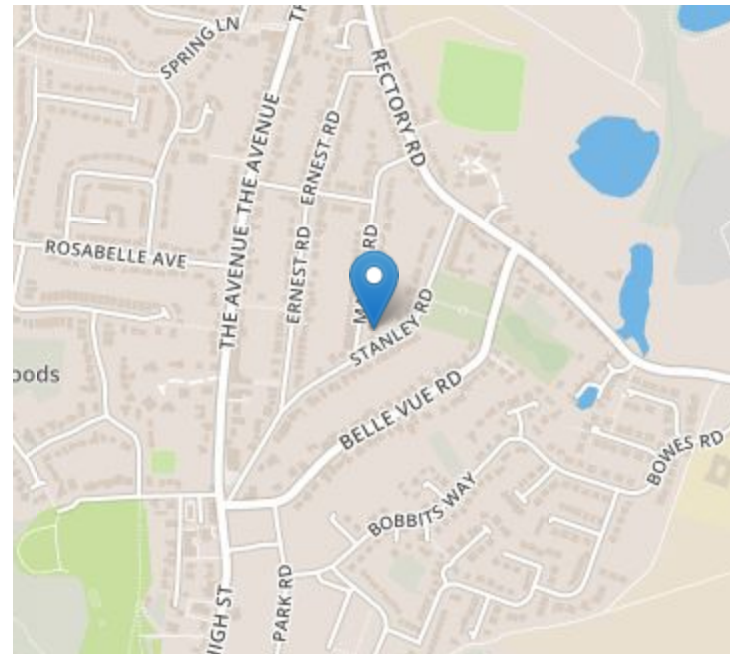
Property Details.

Floorplans

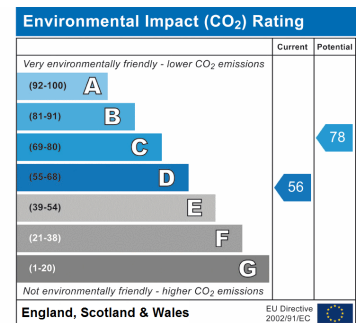
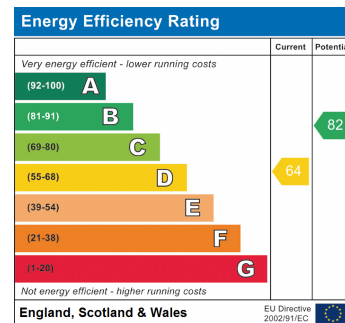


TOTAL APPROX. FLOOR AREA 1567 SQ.FT. (145.6 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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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Location



Energy Ratings



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.