



- Off Road Parking & Garage
- Very Well Presented Throughout
- Two Double Bedrooms
- South Facing Garden
- Close to Essex University
- Good Transport Links

**5 Richard Avenue, Wivenhoe, Colchester, Essex. CO7 9JQ.**

This perfectly positioned two bedroom semi detached house is located within close proximity of Essex University. It also provides great access to Wivenhoe's local park and field walks, shops, bus stops and links back into London Liverpool Street from the local train station. Offered with two first floor bedrooms, family bathroom, living room, kitchen, generous south facing rear garden, garage and parking. Early viewings are essential.



# Property Details.

## Ground Floor

### Porch

4' 3" x 3' 6" (1.30m x 1.07m) Window to front, door to;

### Living/Dining Room



12' 6" x 18' 0" (3.81m x 5.49m) Windows to front and side, radiator, access to to storage under the stairs and door to;

## Kitchen



12' 6" x 7' 6" (3.81m x 2.29m) Window to rear and door leading out to garden, inset spot lighting, range of eye and low level fitted units with work surface over, inset sink, space for free standing fridge freezer, dishwasher, built in single oven and electric hob, access to gas boiler.

## First Floor

### Landing

airing cupboard, and doors to;

### Bedroom One



12' 6" x 9' 11" (3.81m x 3.02m) Window to front, radiator and loft access.

# Property Details.

## Bedroom Two



12' 6" x 7' 6" (3.81m x 2.29m) Window to rear, radiator, access to storage cupboard.

## Bathroom



Window to rear, single panelled bath with over head shower, W/C, wash hand basin and radiator.

## Outside

### Garden

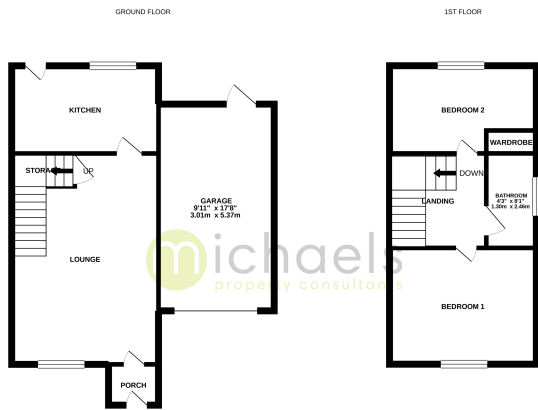


The house has the luxury of a south facing garden which has been fabulously maintained by the current owners.

To the front of the house there is off road parking for a couple of cars as well as a garage.

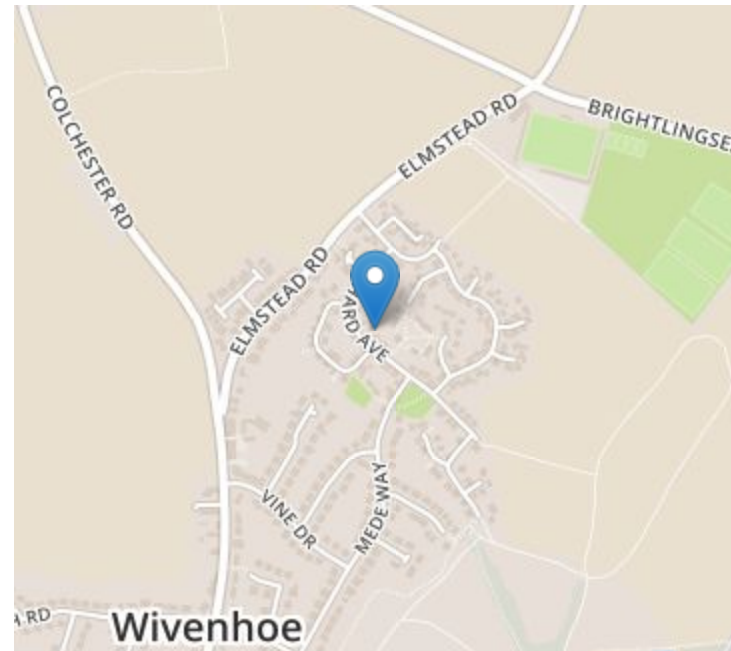
# Property Details.

## Floorplans

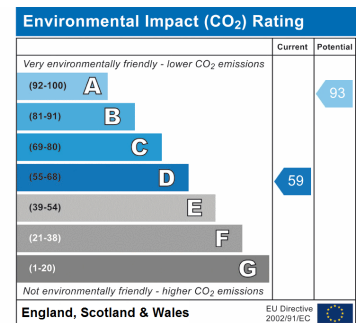
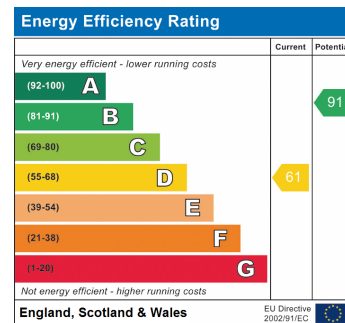


Whilst every effort has been made to ensure the accuracy of the Property Consultant's measurements of area, volume, mass and any other facts, an appropriate and full responsibility is taken for any errors, omissions and/or inaccuracies. The accuracy of the measurements is only as good as the data to which the measurements are based. The accuracy of the measurements is only as good as the data to which the measurements are based. The accuracy of the measurements is only as good as the data to which the measurements are based.

## 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.