



- Semi Detached Bungalow
- Two Bedrooms
- Family Shower Room
- Living Room
- Gas Central Heating
- Double Glazed Windows
- Chain Free
- Garage & Off Road Parking

## 6 Heath Road, Wivenhoe, Colchester, Essex. CO7 9PR.

A well presented two bedroom semi-detached bungalow located on the popular Broome Grove development in Wivenhoe with great access to local shops and amenities. This property benefits from a living room, kitchen, two bedrooms, shower room, generous rear and front garden, garage and off road parking. Wivenhoe has plenty to offer with its fantastic array of local shops, restaurants and pubs, picturesque waterfront and quay and of course the mainline train station with great links to London Liverpool Street. Offered for sale with no onward chain an offering lots of potential.



# Property Details.

## Living Accommodation

### Entrance Hall

UPVC front door, airing cupboard, storage cupboard, loft access, doors leading to:

### Living Room



15' 03" x 11' 11" (4.65m x 3.63m) Double glazed window to front, two radiators, electric fireplace,

### Kitchen



13' 2" x 11' 11" (4.01m x 3.63m) Double glazed window to side patio doors to rear, wall base units, laminate worktop, tiled splash back, stainless steel sink with right hand drainer, electric hob, wall mounted oven, space for fridge/freezer and washing machine.

## Bathroom



5' 11" x 5' 06" (1.80m x 1.68m) Double glazed obscure window to side, tiled floor, part tiled walls, wash hand basin low level WC with shower encloser.

## Bedroom



13' 2" x 11' 11" (4.01m x 3.63m) Double glazed window to rear, fitted wardrobe, radiator.

# Property Details.

## Bedroom



10' 1" x 10' 0" (3.07m x 3.05m) Double glazed window to front and side, radiator.

## Outside

### Rear Garden



A generous rear garden mainly laid to lawn, patio area, enclosed by privacy fencing, hard standing for green house, side gate to driveway.

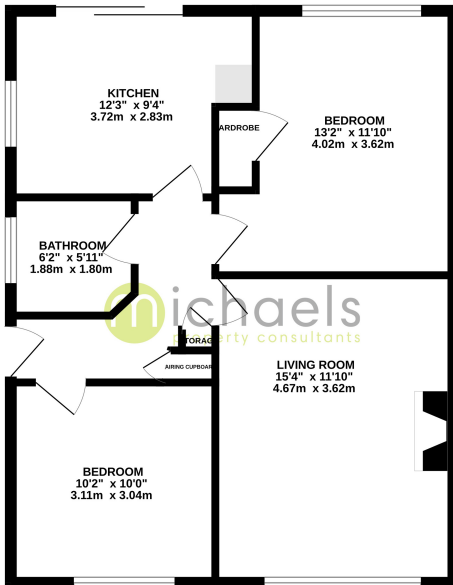
### Garage & Off Road Parking

Ample off road parking to several cars leading to the garage with up & over door and power.

# Property Details.

## Floorplans

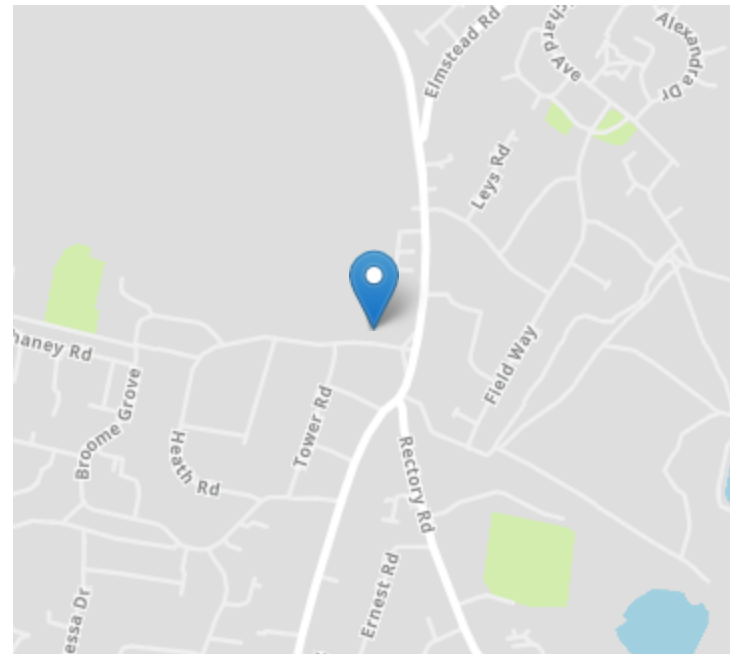
GROUND FLOOR  
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA: 623 sq.ft. (57.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, walls, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used in conjunction with any professional purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency on the ground.  
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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.