



- Detached Bungalow
- Requires Decoration Throughout
- Garage & Off Road Parking
- No Onward Chain
- Cul De Sac Location
- Private Rear Garden
- Three Bedrooms
- Spacious Living Accommodation

## 22 Amberley Close, Wivenhoe, Colchester, Essex. CO7 9RB.

A wonderful detached bungalow situated in this popular Cul-De-Sac position within Millfields Wivenhoe offering a blank canvass for the next owners to put their stamp on with three bedrooms, bathroom, kitchen/breakfast room, lounge, conservatory, sun room, garage and driveway along with a wonderful garden. Wivenhoe offers a lot of excellent facilities to include mainline train station, good bus routes, ample shops and community events and of course the wonderful waterfront and quayside. Chain free call for details.



# Property Details.

## Living Accommodation

### Entrance Hall

UPVC front door, radiator, storage cupboard and loft access.

### Kitchen



4.3m x 2.2m (14' 1" x 7' 3") Double glazed window to rear and door, range of wall and base units, laminate worktop, tiled splash back, gas hob, oven, extractor hood, stainless steel sink with right hand drainer, integrated fridge/freezer, space for washing machine and dish washer.

### Lounge



Patio door to rear, two radiators, feature fireplace.

## Conservatory



4m x 2.9m (13' 1" x 9' 6") Double glazed windows to side, rear, French doors, tiled floor.

## Lean to/Sun Room

2.4m x 2.3m (7' 10" x 7' 7") Double glazed windows to side, rear, door opening onto garden, tiled floor, integral door to garage.

## Bedroom One



3m x 2.1m (9' 10" x 6' 11") Double glazed box bay to front, radiator.

# Property Details.

## Bedroom Two



3.2m x 2.9m (10' 6" x 9' 6") Double glazed window to front, radiator, built in wardrobe.

## Bedroom Three



3.1m x 2.7m (10' 2" x 8' 10") Double glazed window to front, radiator and built-in wardrobe.

## Family Bathroom



Double glazed obscure window to side, low level WC, vanity unit basin, shower enclosure and corner jacuzzi bath.

## Outside

### Garage & Off Road Parking

Ample off road parking, carport and garage with up & over door, power.

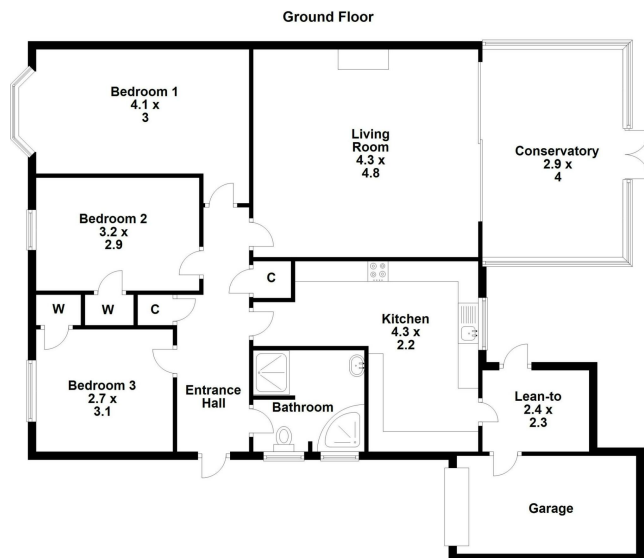
### Garden



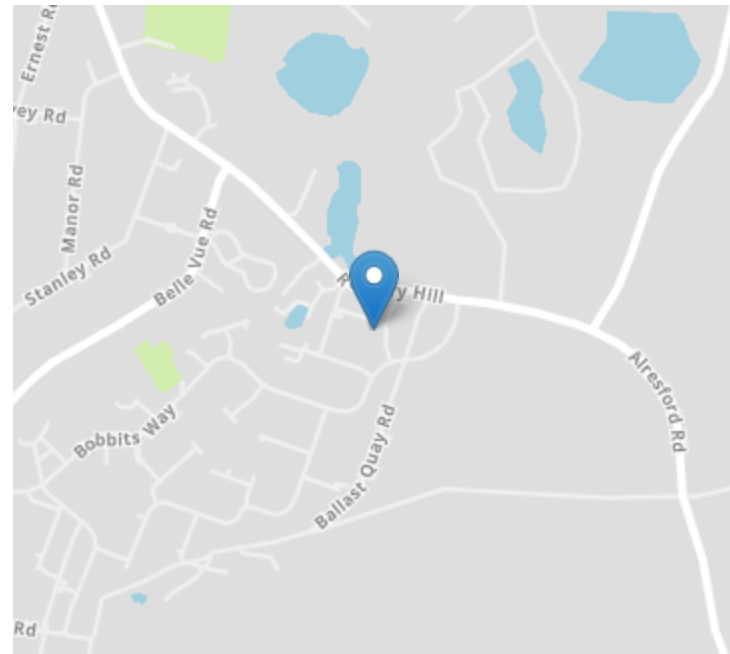
A generous private garden mainly laid to established lawn, retained by hedging, fencing, garden shed and side access.

# Property Details.

## Floorplans



## 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.