



- Two Bedrooms
- Mid Terrace House
- Garage & Off Road Parking
- Private Garden
- Gas Central Heating & Double Glazing
- First Floor Bathroom
- No Onward Chain
- University Of Essex In Close Proximity

## 16 Henrietta Close, Wivenhoe, Colchester, Essex. CO7 9HF.

A two bedroom house offered for sale with no onward chain. Ideal for a first time buyer or investor being minutes away from the University of Essex. The property highlights include off road parking, garage, private rear garden, two bedrooms first floor bathroom, living room and kitchen. Located close to local amenities also within easy reach of the mainline station with fast links to London Liverpool Street in just over the hour.





# Property Details.

## Ground Floor

### Porch

3' 10" x 3' 01" (1.17m x 0.94m) Front door opening into the porch, with a further entrance door opening onto:

### Living Room



18' 11" x 11' 08" (5.77m x 3.56m) Double glazed window to front, radiator, open plan living room, stairs rising to first floor.

### Kitchen



11' 07" x 7' 09" (3.53m x 2.36m)

Window & UPVC to rear, fitted kitchen including a range of wall and base units, laminate worktop, tiled splash back, wall mounted boiler, inset sink, double oven, electric hob and over head fan, space for washing machine and fridge freezer.

## First Floor

### Landing

6' 05" x 6' 0" (1.96m x 1.83m) Doors leading to:

### Bedroom



11' 08" x 11' 03" (3.56m x 3.43m)

Double glazed window to rear, radiator, storage cupboard.

# Property Details.

## Bedroom Two



11' 08" x 8' 07" (3.56m x 2.62m)

Double glazed window to front, radiator.

## Family Bathroom



6' 04" x 5' 05" (1.93m x 1.65m)

Fitted white suite including low level WC, wash hand basin, paneled bath with over heard shower, ceiling mounted fan and tiled walls.

## Outside

### Off Road Parking & Garage



Off road parking in front of the garage via the concrete driveway. The garage has power, light and up & over door.

### Rear Garden



A well maintained low maintenance rear garden mainly laid to patio and stones. Retained by privacy fencing and hedging.



