

# £345,000



- Linked Detached House
- Four Bedrooms
- Garage & Off Road Parking
- Conservatory
- Chain Free Sale
- Cloak Room & Family Bathroom
- Gas Central Heating & Double Glazing
- Walking Distance Of Essex University

# 1 Elizabeth Way, Wivenhoe, Colchester, Essex. CO7 9JA.

Offered for sale with no onward chain this four bedroom linked detached house with off road parking. A brilliant and well extended family home positioned on the Broadfield's developments of Wivenhoe just minutes from Essex University and within easy reach of mainline station with fast links to London Liverpool Street in just over the hour. Offering four bedrooms, family bathroom, living room, open plan kitchen/diner, conservatory, rear garden garage and driveway. Early viewing highly advised.



Call to view 01206 820999



# Property Details.

### **Ground Floor**

### **Entrance Hall**

 $11' 7" \times 6' 2"$  (3.53m x 1.88m) Front door, radiator, stairs, understairs storage.

## Lounge



 $13' 7" \times 11' 2"$  (4.14m x 3.40m) Double glazed window to front and side, radiator, fireplace.

# Kitchen/ Diner



20' 0" x 12' 03" (6.10m x 3.73m) Double glazed window to rear and side, UPVC door to rear, under stair's storage. Fitted kitchen including a range of wall and base units, laminate worktop, tiled splash back, integrated gas hob, electric oven, space for washing machine, dish washer and fridge freezer, the kitchen opens onto the dining room.

# Conservatory



9' 3" x 7' 7" (2.82m x 2.31m) Double glazed windows to rear and side, UPVC door leading to the garden.

## **Ground Floor Bedroom/ Study**



10' 5" x 7' 08" (3.17m x 2.34m) Double glazed window to side and UPVC door to side, radiator.

#### Cloakroom

Tiled walls, low level WC, wash hand basin.

### First Floor

## Landing

10' 10" x 6' 3" (3.30m x 1.91m) Double glaze window to side, loft access ( part boarded and insulated) and airing cupboard.

# Property Details.

### **Bedroom**



 $11' 4" \times 11' 3"$  (3.45m x 3.43m) Double glazed window to front, radiator and fitted wardrobe.

#### **Bedroom**



 $13' 5" \times 10' 4"$  (4.09m x 3.15m) Double glazed window to rear, radiator, fitted wardrobe.

#### **Bedroom**



 $8' 4" \times 5' 6"$  (2.54m x 1.68m) Double glazed window to front, radiator.

# **Family Bathroom**



8' 5" x 8' 1" (2.57m x 2.46m) Double glazed window to side and rear, radiator, inset spot lights, tiled floor and walls, wash hand basin, low level WC, shower cubicle and paneled bath.

### Outside

### Rear Garden



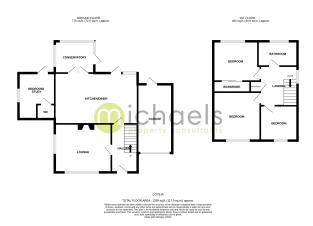
A generous rear garden mainly laid to lawn, patio area, retained by hedging and mature shrubs, brick wall and fencing.

# **Garage & Off Road Parking**

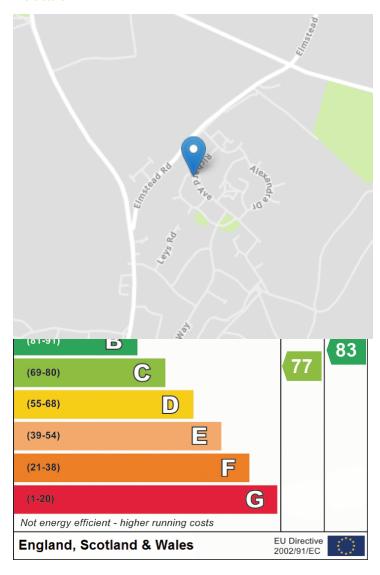
Off road parking to the front leading to the garage with up and over door, power and light.

# Property Details.

### **Floorplans**



### Location



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.

