



- Detached Family Home
- Cul De Sac Location
- Three Bedrooms
- Garage & Off Road Parking
- No Chain
- Living Room
- Generous Garden
- Modern Kitchen

5 Lilac Court, Chaney Road, Wivenhoe, Colchester, Essex. CO7 9RY.

Offered for sale with no onward chain is this detached family home residing down a quiet and peaceful cul-de-sac in the sought after town of Wivenhoe. Located within close proximity to the train station with its fast links to London Liverpool Street, woodland walks and the waterfront along with being just minutes walk from a local primary school. Highlights include three bedrooms, family bathroom, cloakroom, fitted kitchen, living room, excellent west facing garden, garage and off road parking. Agent holds keys to view call the sales team today.



Property Details.

Ground Floor

Entrance Hall

Front door, Cupboard housing boiler, doors leading to:

Cloakroom

Double glazed window to side, low level WC, radiator, wall hung wash basin with tiled splashback.

Living Room



20' 10" x 9' 11" (6.35m x 3.02m) Double glazed window to front and patio door to rear, two radiator, stairs with under stairs storage.

Kitchen/Diner



14' 7" x 8' 2" (4.45m x 2.49m) Double glazed windows to side and rear, radiator, range of wall and base units, laminate worktop, tiled splashback stainless steel one and half bowl sink, with right hand drainer, integrated gas hob, cooker, space for washing machine and fridge/freezer.

First Floor

Landing

Loft access and airing cupboard.

Bedroom One



12' 0" x 9' 3" (3.66m x 2.82m) Double glazed window to rear, radiator.

Property Details.

Bedroom Two



8' 9" x 8' 8" (2.67m x 2.64m) Double glazed window to front, radiator.

Bedroom Three



8' 2" x 7' 10" (2.49m x 2.39m) Double glazed window to rear, radiator, paneling.

Family Bathroom



Double glazed obscure window to side, radiator, low level WC, paneled bath with over head shower, tiled walls and floor.

Outside

Garage & Parking

Off road parking via the driveway, leading to the garage with up & over door.

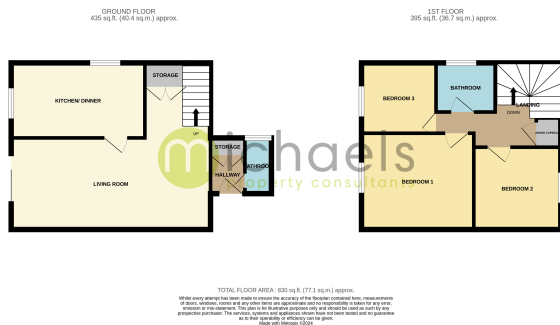
Rear Garden



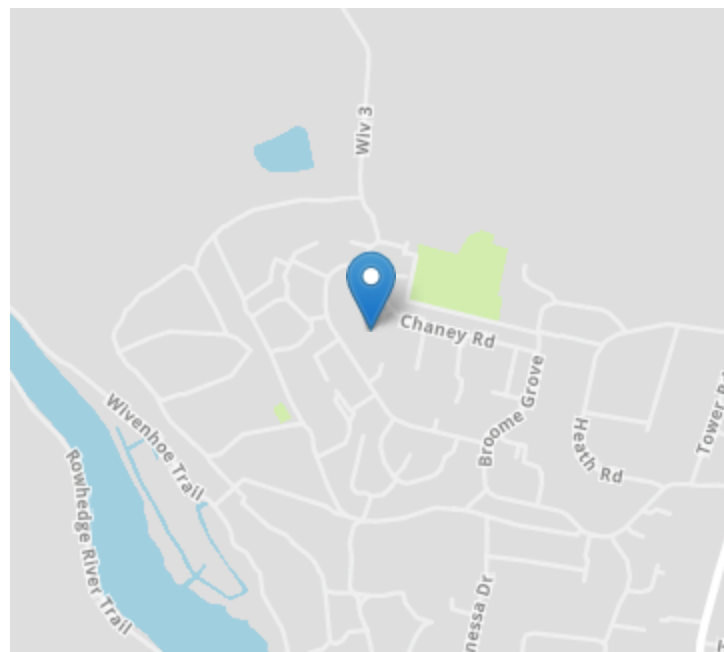
A generous rear garden mainly laid to lawn, retained by fencing and trees, gated side access.

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.