



- Garage Conversion
- Off Road Parking
- Private Garden
- Two First Floor Bedrooms
- Ground Floor Bedroom
- Close To Amenities

29 Field Way, Wivenhoe, Colchester, Essex. CO7 9HQ.

****Guide Price £300,000 - £325,000**** A modern semi detached chalet style home with flexible accommodation and positioned within easy reach of good local shops, countryside walks, Essex university and of course Wivenhoe has a mainline station with fast links to London Liverpool Street in just over the hour not to mention the wonderful waterfront. Highlights of this home include lounge, kitchen, ground floor bedroom with WC, two first floor bedrooms, first floor bathroom, garage conversion with shower room, private garden and off road parking.



Property Details.

Ground Floor

Entrance Hall

Stairs to first floor, radiator, wood flooring and doors to:

Living Room



14' 8" x 11' 5" (4.47m x 3.48m) Window to front, radiator, fireplace, wood flooring.

Kitchen



13' 0" x 8' 4" (3.96m x 2.54m) Window and glazed door to rear tiled floor, radiator, fitted cupboards, under stairs cupboards, a range of fitted units and drawers with worktops over, inset sink and drainer, inset gas hob, fitted oven, space and plumbing for appliances, tiled splashback, matching eye level units, extractor.

Bedroom



10' 0" x 6' 1" (3.05m x 1.85m) Window to rear, radiator, door to WC.

First Floor

Landing

With doors leading to:

Bedroom



11' 7" x 11' 5" (3.53m x 3.48m) Window to front, radiator.

Property Details.

Bedroom



11' 5" x 8' 3" (3.48m x 2.51 m) Window to rear, radiator.

Bathroom



Obscure window to side, panel bath with screen and shower over, close coupled WC, pedestal wash hand basin, heated towel rail, tiled floor and walls.

Outside

Rear Garden



Mainly laid to lawn, enclosed by panel fencing and hedging, gated side access.

Garage Conversion/Bedroom

With patio doors to rear garden, window to side, fitted shower room. (Michaels have not confirmed this conversion adheres to current building regulations.)

Front Garden

Laid to lawn with hedging and fencing.

Driveway

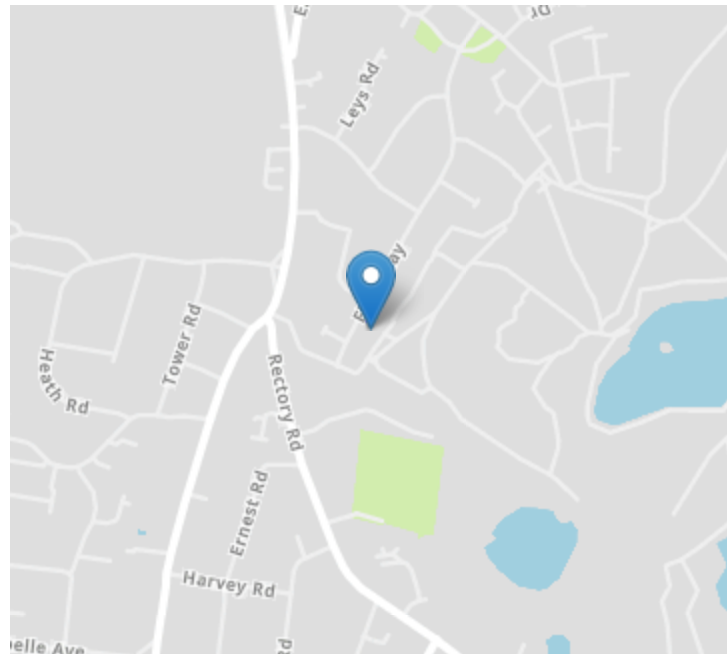
Providing off road parking.

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.