



- Semi Detached House
- No Onward Chain
- Garage & Ample Parking
- Three Bedrooms
- First Floor Bathroom
- Millfields Catchment
- Two Reception Room
- Private Rear Garden
- Gas Central Heating

## 20 Denham Close, Wivenhoe, Colchester, Essex. CO7 9NS.

A brilliant three bedroom semi-detached house in this central Wivenhoe location within the catchment of excellent infant and primary schools, also located within close proximity to the mainline train station, local shops and restaurants. This property highlights include off road parking and garage en-block, rear garden, three bedrooms, first floor bathroom, living room, dining room, conservatory and kitchen. Also includes new flooring and paint work. Offered for sale with no onward chain.



# Property Details.

## Ground Floor

### Hallway

UPVC front door.

### Living Room



Double glazed window to front, fireplace, two radiators, stairs to first floor.

### Dining Room



Patio doors to rear, radiator.

## Conservatory



Double glazed window to side, windows to rear and side.

## Kitchen



Double glazed window to rear, UPVC door to side, tiled floor, fitted kitchen including a range of wall and base units, laminate worktop, integrated oven, over head cooker, inset sink. space for washing machine and fridge/freezer.

## First Floor

### Landing

# Property Details.

## Bedroom One



## Bedroom Two



## Bedroom Three

Double glazed window to

## WC

Window to rear, WC.

## Bathroom



Double glazed obscure window to rear, paneled bath with over head shower, towel radiator, wash hand basin,

## Outside

### Off Road Parking

Driveway creating ample off road parking for several vehicles.

### Rear Garden

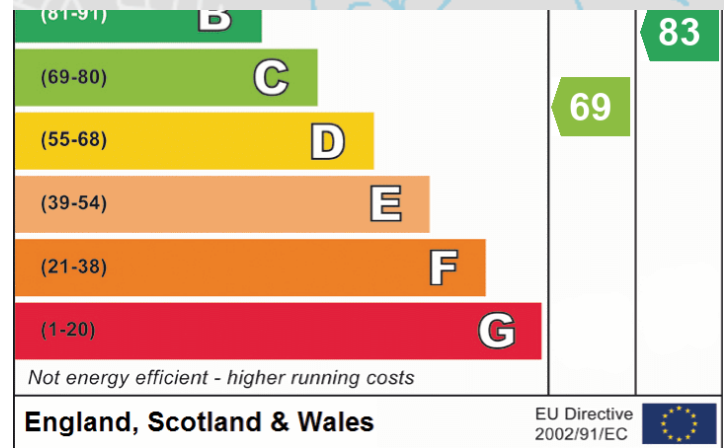
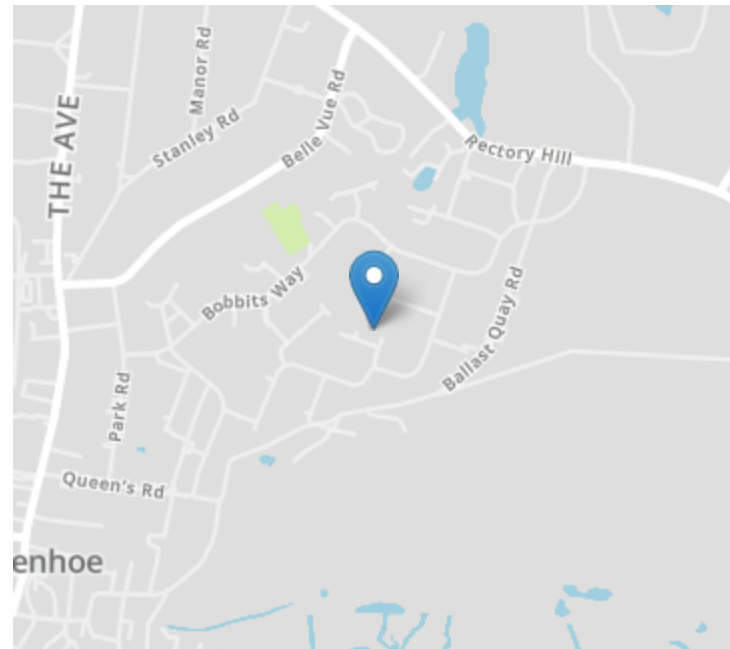


A generous rear garden mainly laid to patio and the remainder to lawn, retained by fencing, side access and garden shed.

# 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.