

Offers in Excess of

# £245,000



- 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.



Call to view 01206 820999



### Property Details.

### **Ground Floor**

#### **Porch**

 $3' 10" \times 3' 01" (1.17m \times 0.94m)$  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, celling
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



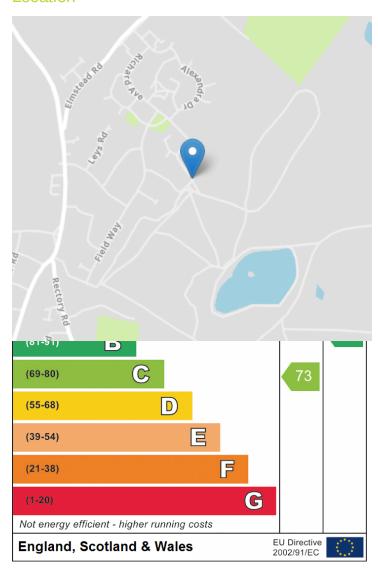
A well maintained low maintenance rear garden mainly laid to patio and stones. Retained by privacy fencing and hedging.

### 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.

