



- No Onward Chain
- Popular Location
- Ample Off Road Parking
- Garage
- Private Rear Garden
- Three Bedrooms
- Ground Floor Cloakroom
- 24ft Lounge/Diner

## 20 Chaney Road, Wivenhoe, Colchester, Essex. CO7 9QZ.

Guide Price £310,000 to £320,000 No onward chain with this brilliant three bedroom semi detached home close by to good schools and being in striking distance of mainline station with fast links to London Liverpool Street in just over the hour. Highlights of the home include three first floor bedrooms, first floor bathroom, 24ft lounge diner, ground floor cloakroom, kitchen with utility room next door which could be knocked through subject of any required planning or regulations, private rear garden and integral garage.



# Property Details.

## Ground Floor

### Entrance Hall

With obscure glazed panel to front, radiator, stairs to first floor and cupboard under, door to garage and doors to.

### Ground Floor Cloakroom

Window to side, low level WC, wash hand basin, radiator.

### Lounge/Diner



24' 2" x 12' 3" (7.37m x 3.73m) Window to front, French doors to rear, radiator, door to Kitchen.

### Kitchen



12' 0" x 8' 4" (3.66m x 2.54m) Window to rear, archway to Utility Room, a range of fitted units and drawers, matching eye level units, tiled splashbacks, spaces and plumbing for appliances, inset sink and drainer.

### Utility Room

11' 6" x 7' 7" (3.51m x 2.31m) window to rear, door to rear garden.

## First Floor

### Landing

8' 6" x 5' 9" (2.59m x 1.75m) Window to side, airing cupboard, loft access and doors to.

### Bedroom



11' 6" x 9' 9" (3.51m x 2.97m) Window to front, radiator, fitted wardrobe.

### Bedroom



10' 6" x 9' 9" (3.20m x 2.97m) Window to rear, radiator, fitted wardrobe.

# Property Details.

## Bedroom



8' 7" x 8' 5" (2.62m x 2.57m) Window to rear, radiator.

## Bathroom



Obscure window to front, panel bath with shower attachment, pedestal wash hand basin, close coupled WC, radiator, tiled splashbacks.

## Outside

### Rear Garden



Mainly laid to lawn with patio area, garden shed and all enclosed by panel fencing.

### Garage

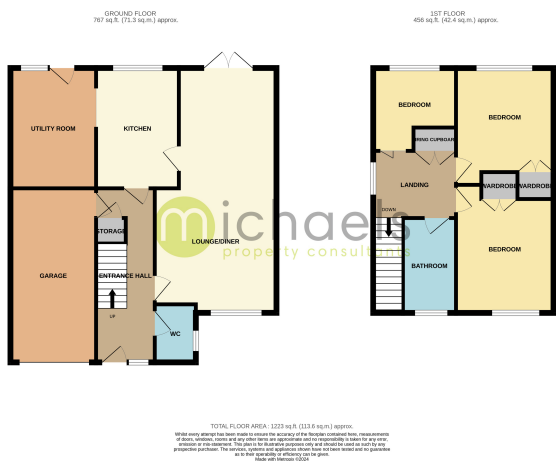
17' 1" x 8' 7" (5.21m x 2.62m) Roller shut door to front, power and light connected.

### Driveway

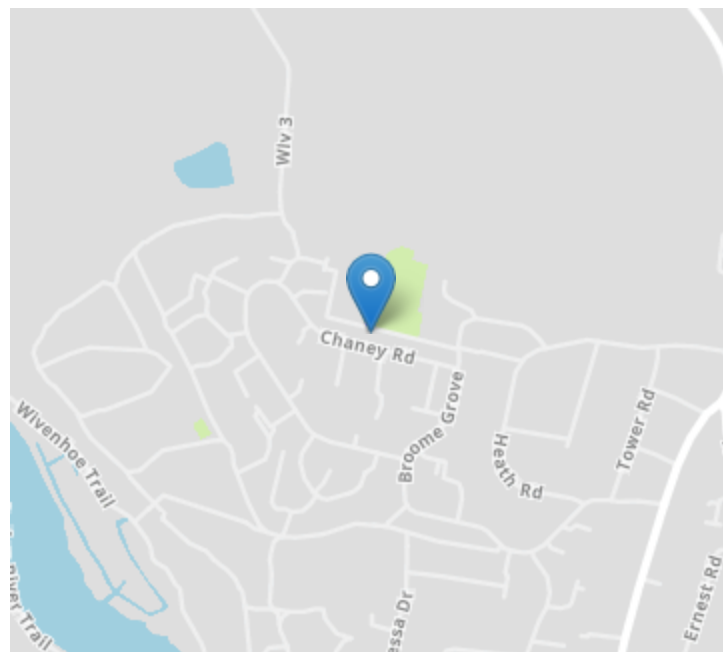
A block paved driveway offering ample off road parking.

# 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.