



- Chain Free Sale
- Semi Detached
- Garage Conversion
- Off Road Parking
- Rear Garden
- Bathroom & Shower Room

26 Chaney Road, Wivenhoe, Colchester, Essex. CO7 9QZ.

An ideal opportunity to purchase this extended semi detached home close by to good schooling, local shops, Wivenhoe woods, mainline train station, local pubs and restaurants and of course the waterfront and quayside. On the first floor there are three bedrooms and family bathroom, downstairs there is an extended living room, dining space, kitchen, garage conversion with bedroom, lobby and shower room. To the front of the property there is a driveway with off road parking and great rear garden. Chain Free.



Property Details.

Ground Floor

Entrance Hall

With doors to.

Kitchen



11' 9" x 7' 3" (3.58m x 2.21m) Window to front, a range of fitted units and drawers with worktops over, matching eye level units, fitted sink, gas hob, extractor, tiled splashbacks.

Lobby

Doors to.

Bedroom

9' 4" x 9' 1" (2.84m x 2.77m) Window to front, fitted cupboards and radiator.

Shower Room

Fitted shower, WC and wash hand basin.

Lounge



21' 2" x 16' 8" (6.45m x 5.08m) Patio doors to garden, window to rear, radiator, under stair recess, door to lobby and open to dining room.

Dining Room



12' 0" x 7' 3" (3.66m x 2.21m) open window space to living room.

Rear Lobby

Door to rear garden and stairs to first floor.

First Floor

Landing

Airing Cupboard, over stairs storage cupboard and doors to.

Property Details.

Bedroom



13' 3" x 11' 10" (4.04m x 3.61m) Window to front, radiator, fitted wardrobes.

Bedroom



11' 9" x 11' 0" (3.58m x 3.35m) Window to rear, radiator.

Bedroom



9' 1" x 6' 4" (2.77m x 1.93m) Window to rear, radiator, fitted cupboard.

Bathroom



High level window to front, panel bath, vanity wash hand basin, close coupled WC, heated towel rail, tiled splashbacks.

Outside

Rear Garden



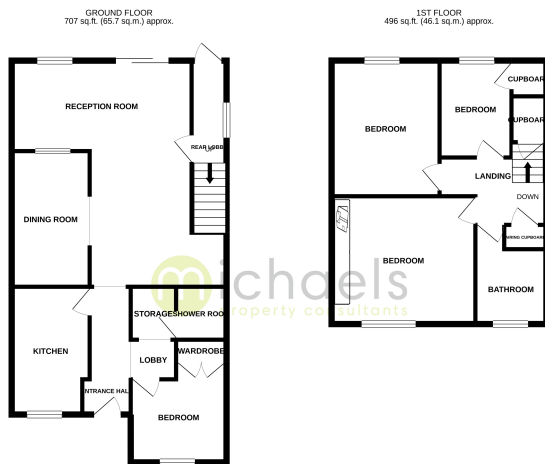
Mainly laid to lawn with panel fencing, garden shed, patio area, gated rear access.

Driveway

Providing off road parking.

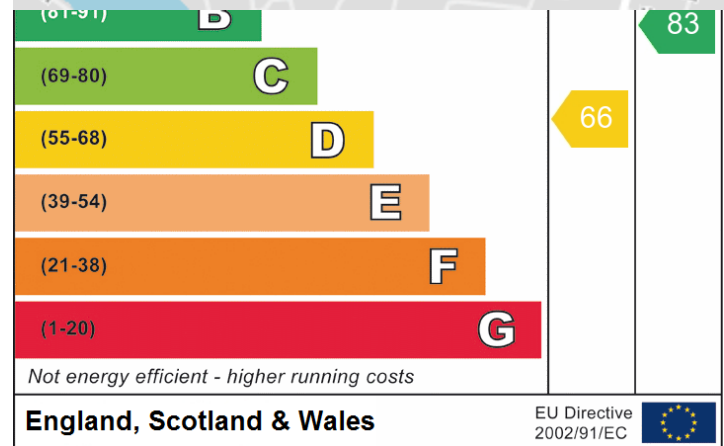
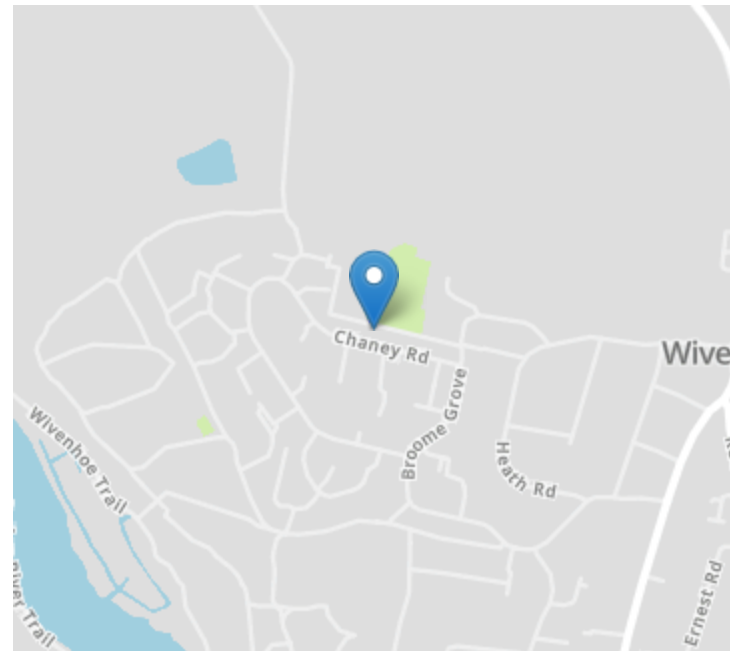
Property Details.

Floorplans



TOTAL FLOOR AREA: 1204 sq.ft. (111.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of ground level, wall and window positions for the purposes of this plan are approximate and should not be relied upon for the purposes of any legal proceedings. The intended use of this plan is for information only and should not be used as a guide to any other aspect of the property. All dimensions are approximate and should be checked on site. The floor plan is not to scale.

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.