



- Detached Bungalow
- Three Bedrooms
- Family Bathroom & Cloakroom
- Lounge & Conservatory
- Kitchen & Utility Area
- Private Rear Garden
- Garage & Off Road Parking
- Popular Position
- Solar Panels

### Highclere Anglesea Road,, Wivenhoe, COLCHESTER, Essex. CO7 9JS.

A beautifully presented spacious bungalow being on the rarely available Anglesea Road and unique Lower Wivenhoe position. Highlights include three bedrooms, lounge, conservatory, kitchen, utility, family bathroom, ample off road parking and a generous private rear garden, including original open fireplaces, stripped wooden floors and high ceilings. Wivenhoe has many attractive features such as the picturesque quayside and conservation area. There are two local primary schools and the University of Essex, also being a short walk to Wivenhoe Train Station with direct links to London Liverpool Street. Viewing advised.





# Property Details.

## Living Accommodation

### Entrance Hall

Wooden front door, radiator, wooden floor, loft access.

### Bedroom One



12' 7" x 11' 2" (3.84m x 3.40m) Double glazed window to front, radiator, storage cupboard, wood floor.

### Bedroom Two



11' 8" x 11' 10" (3.56m x 3.61m) Double glazed window to rear and side, radiator, storage cupboard, alcove units, original fireplace. (currently used as an additional sitting room)

### Bedroom Three

11' 08" x 10' 4" (3.56m x 3.15m) Double glazed window to side and rear.

### Lounge

16' 1" x 11' 2" (4.90m x 3.40m) Double glazed double doors to rear, radiator, wood floor.

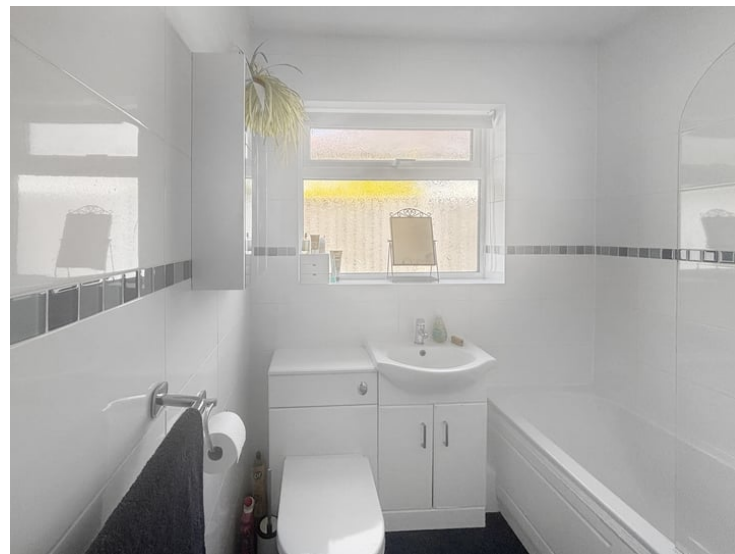
### Kitchen

12' 4" x 9' 11" (3.76m x 3.02m) Double glazed window to rear, radiator, tiled floor, range of wall and base units, tiled splash back, stainless steel sink with left and right hand drainer, integrated oven, electric hob over head cooker hood, space for dish washer and fridge freezer.

### Utility Room

12' 6" x 8' 6" (3.81m x 2.59m) Double glazed window to side and rear, UPVC door to front, double sink with left and right hand drainer, laminate worktop.

### Family Bathroom



Double glazed obscure window to side, radiator, tiled walls, panelled bath, over head shower, vanity unit, wash hand basin & WC.

### WC

WC, wash hand basin.

## Outside

### Garage & Parking

19' 10" x 8' 4" (6.05m x 2.54m) Ample off road parking via the driveway, leading to the garage with power/light.

# Property Details.

## Rear Garden



A charming enclosed rear private garden mainly laid to lawn with patio area including wooden gazebo, foot path leading to garden office and tool shed. Garden shed and woodstore to side of property. Retained by fencing, also offering side access via both sides of the property.

## Garden Cabin/Office



With power and light connected, also insulated to create a cosy space to work or relax in.

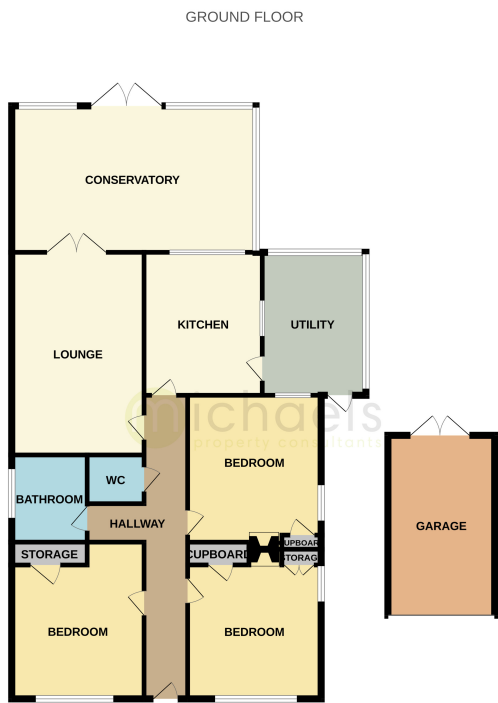
## Agent note

### Solar Power Setup

Six solar panels, peak output 2.22kWp. Four batteries, capacity 9.6kWh. Tariff is Octopus Flux.

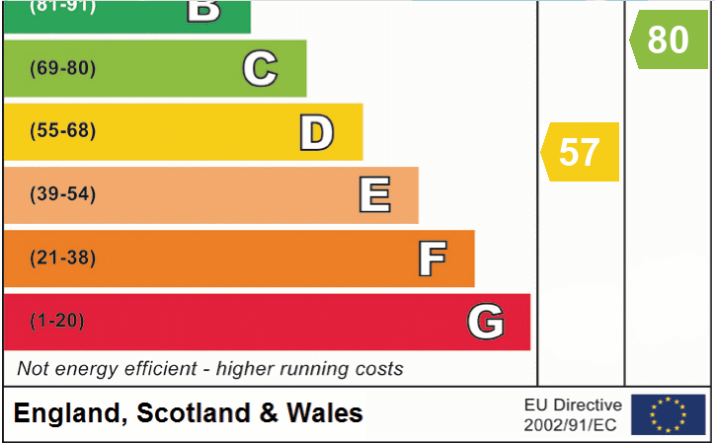
# Property Details.

## Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their capability or efficiency can be given. Made with iDesign 12/02/20

## 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.