



- Semi Detached House
- Modern Throughout
- Garage Conversion
- Great Garden with Workshop
- Off Road Parking
- Close To University Of Essex

24 Henrietta Close, Wivenhoe, Colchester, Essex. CO7 9HF.

Guide Price £250,000 to £260,000. A beautifully presented semi detached home close by to Essex University and within easy reach of Wivenhoe train station with fast links to London Liverpool Street in just over the hour. Offering two first floor bedrooms, first floor bathroom, kitchen, living room, dining room which is a garage conversion and could be used as a third ground floor bedroom or home workspace, outside there is off road parking and a good rear garden with workshop.



Property Details.

Ground Floor

Kitchen



12' 5" x 7' 2" (3.78m x 2.18m) Window to front, door to front, tiled floor, a range of fitted units and drawers with worktops over, inset sink and drainer, matching eye level units, fitted oven, hob and extractor, spaces for appliances, tiled splashbacks and door to lounge.

Living Room



15' 9" x 12' 8" (4.80m x 3.86m) Patio doors to rear, radiator, TV point, door to dining room, spiral staircase to first floor.

Dining Room



16' 1" x 7' 8" (4.90m x 2.34m) French doors to front and rear, wood effect floor, radiator.

First Floor

Landing

With doors to.

Bedroom



12' 4" x 8' 3" (3.76m x 2.51m) Bow bay window to rear, radiator, painted wood floor.

Property Details.

Bedroom



12' 4" x 7' 2" (3.76m x 2.18m) Bow bay window to front, radiator, loft access.

Bathroom



Panel bath with tiled walls, shower and screen over, WC, wash hand basin, radiator.

Outside

Rear Garden



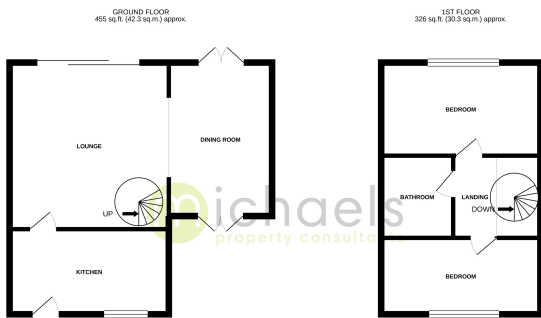
A great rear garden mainly laid to lawn with patio area, all enclosed by panel fencing and workshop in the corner.

Parking

Off road parking space to the front of the property.

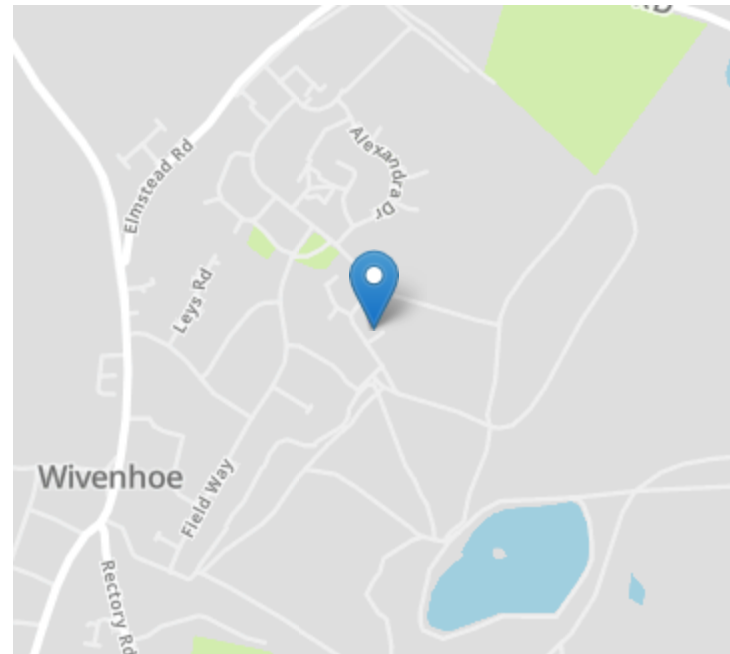
Property Details.

Floorplans



TOTAL FLOOR AREA: 782 sq ft (72.6 sq m) approx.
These plans should be taken as a guide only. The accuracy of the floor plans and measurements of areas, volumes, and other data is not guaranteed. The purchaser should verify the accuracy of the information and measurements before entering into any purchase agreement. The purchaser should also verify the accuracy of the information and measurements before entering into any purchase agreement. The purchaser should also verify the accuracy of the information and measurements before entering into any purchase agreement.

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.