



- Chain Free Sale
- Corner Plot
- Recently Refurbished
- Three Bedrooms
- Two Reception Rooms
- Garage and Parking

### 31 Chaney Road, Wivenhoe, Colchester, Essex. CO7 9SH.

A wonderful family home sitting on a spacious corner plot close by to local schools, woodland walks, Essex University, mainline train station with fast links to London in just over the hour. Having been refurbished to include new kitchen, bathroom, cloakroom and décor this property is ready to move in to and offers a blank canvass for the new owners, on the first floor there are three bedrooms and a family bathroom, downstairs there are two reception rooms, kitchen, cloakroom and generous entrance hall, outside you will find a detached garage, off road parking and wrap round gardens. Chain Free.



# Property Details.

## Ground Floor

### Entrance Hall

Wood effect flooring, radiator, stairs to first floor with cupboard under, doors to.

### Living Room



17' 0" x 12' 5" (5.18m x 3.78m) Window to front, two radiators, wall lights, patio doors to rear.

### Dining Room



13' 5" x 7' 9" (4.09m x 2.36m) Window to rear, radiator.

## Kitchen



14' 0" x 7' 5" (4.27m x 2.26m) A newly refitted room with a range of units and drawers with worktops over, inset sink and drainer, inset hob and over, stainless steel and glass extractor, matching eye level units, spaces and plumbing for appliances, tiled splashbacks, door to side, window to rear, wood effect flooring.

## Cloakroom

Window to front, close coupled WC, wash hand basin, radiator.

## First Floor

### Landing

Window to rear, airing cupboard, loft access, doors to.

### Bedroom One



17' 0" x 8' 0" (5.18m x 2.44m) Windows to front and rear, radiator, fitted wardrobe.

# Property Details.

## Bedroom Two



12' 6" x 8' 3" (3.81m x 2.51m) Window to rear, radiator.

## Bedroom Three



9' 6" x 8' 5" (2.90m x 2.57m) Window to front, radiator.

## Bathroom



Window to front, panel bath with shower and screen over, vanity wash hand basin, close coupled WC, wood effect flooring, radiator.

## Outside

### Gardens



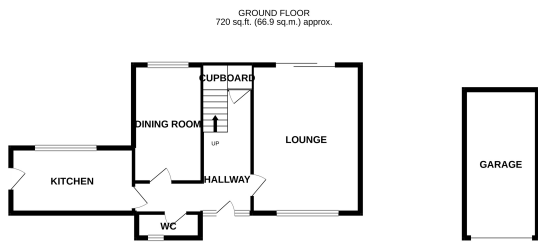
Mainly laid to lawn with panel fencing, patio area, garden shed, various shrubs and plants wrapping around the plot and enclosed from the road by dwarf walling.

### Garage and Parking

Up and over door to front, driveway to front.

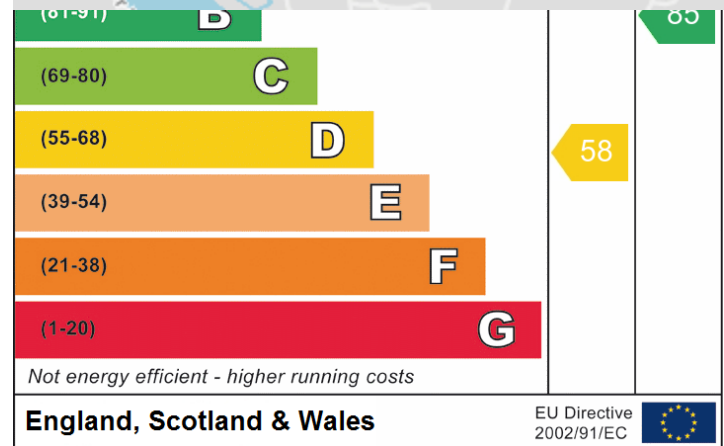
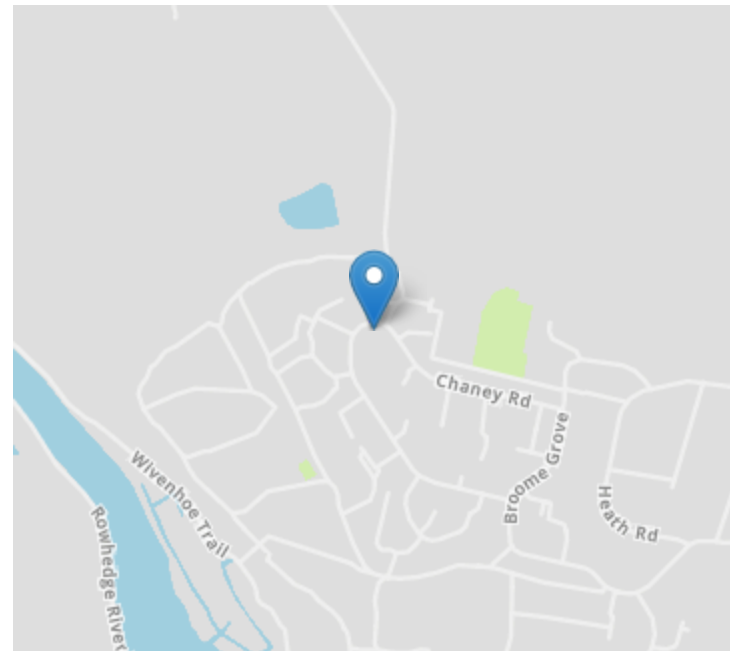
# Property Details.

## Floorplans



TOTAL FLOOR AREA: 1168 sq.ft. (108.6 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floor plans and measurements of this property, the agent does not accept any responsibility for any errors or omissions in this information. This plan is for illustrative purposes only and should not be used as a basis for any purchase or other financial decision. The accuracy of the information is not guaranteed. Plans are for illustrative purposes only and should not be used as a basis for any purchase or other financial decision. Plans are for illustrative purposes only and should not be used as a basis for any purchase or other financial decision.

## 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.