



- Off Road Parking & Garage
- Well Maintained Rear Garden
- Close To Essex University
- Station Access
- Two/Three Bedrooms
- Close To Shops And Amenities

3 Mede Way, Wivenhoe, Colchester, Essex. CO7 9HP.

A well presented and extended family home in this sought after position with the popular town of Wivenhoe. Providing flexible accommodation to give two double bedrooms on the first floor, a further bedroom or extra reception room downstairs, as well as a bathroom, living room, kitchen, large dining room overlooking the garden and more. The property is in close proximity to Essex University, mainline train station with fast links to London Liverpool Street in just over the hour, Wivenhoe's waterfront and quayside, good local shops and amenities. Early viewings are strongly advised.



Property Details.

Ground Floor

Entrance Hall

Radiator, access to under stairs storage and doors to;

Living Room



20' 1" x 10' 4" (6.12m x 3.15m) Window to front, radiator, gas fire opening to;

Dining Room



17' 2" x 8' 0" (5.23m x 2.44m) Windows and doors to rear, and radiator.

Kitchen



6' 8" x 6' 6" (2.03m x 1.98m) Opening over looking the dining room, range of eye and low level fitted units with work surfaces over, space for fridge/freezer, washing machine, free standing gas oven and hob with extractor fan over, to remain (STN) inset sink and door to living room.

Study/Bedroom Three



6' 6" x 9' 11" (1.98m x 3.02m) Window to front, radiator and boiler.

Property Details.

Bathroom



Window to side, fully tiled, W/C, Single panhandled bath with over head shower, wash hand basin and radiator.

Bedroom Two



Window to side, radiator, access to built in wardrobes.

First Floor

Landing

Access to storage cupboard, doors to;

Bedroom one



14' 3" x 10' 5" (4.34m x 3.17m) Window to front, radiator, wall mounted storage cupboards.

Outside

Garden



Outside the current owners have maintained the space incredibly well. Fully enclosed by fencing, and mostly consisting of small trees and bushes, with a area which has been laid to lawn. Stepping out of the patio doors is a area which is block paved making pleasant space for outside seating. You can also access the single garage through a door at the side.

At the front of the house there us off road parking for a couple of vehicles.

