michaels property consultants

Offers In Excess Of £290,000



- 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 over looking 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.

First Floor

Landing

Access to storage cupboard, doors to;

Bedroom one



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

Bedroom Two



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

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.

Property Details.

Floorplans



TOTAL FLOOR AREA: 1070 sq ft; (96.4 sq m) approx. White were about the been rade to ensure the accuracy of the fittigatio contained texe, measurements docum, advance and any entries are approaches and or responsible to take to any ensuonsation or min-distanced. This pain is the interactive papers and take the based of an accute yary papercene particular. The service, a trade and an another take to be and to be a particular or papercene particular. The service are applicable to be not an occur any any

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.



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