

Offers Over

£315,000



- Semi Detached House
- Solar Panels With Battery
- Three Bedrooms
- Off Road Parking
- Air Conditioning & Gas Central Heating
- Modern Kitchen With Breakfast Bar
- Double Glazing
- Newly Fitted Shower Room

5 Valfreda Way, Wivenhoe, Colchester, Essex. CO7 9PJ.

A beautifully presented and updated three bedroom semi detached house with solar panels including battery storage, off road parking and integral garage, The property has been updated throughout by the current owners. Accommodation includes three bedrooms, living room, kitchen/ breakfast room, shower room and rear garden. Popular position close by to local schools and Essex University also located within easy reach of Wivenhoe Train Station and the Waterfront. Viewing highly advised.



Call to view 01206 820999



Property Details.

Ground Floor

Entrance Hall

UPVC front door, laminate flooring, radiator and stairs to first floor.

Cloakroom

Double glazed window to front, wall hung basin, low level WC, and radiator.

Kitchen





 $13'9" \times 8'3"$ (4.19m x 2.51m) Double glazed window to front, a modern fitted kitchen including base units, oak worktop, inset steel sink, gas hob over head cooker hood, double oven, fridge/freezer, dish washer, breakfast bar with space for 4 stools, space fridge/freezer, to integral garage.

Lounge





18' 5" x 11' 5" (5.61 m x 3.48 m) Double glazed patio door to rear, two radiators and air conditioning unit.

First Floor

Landing

Double glazed window to side, loft access, and airing cupboard with boiler.

Property Details.

Bedroom



 $12'4" \times 9'9"$ (3.76m x 2.97m) Double glazed window to front, radiator and fitted wardrobe.

Bedroom



 $9^{\circ}\,9^{\circ}\,x\,9^{\circ}\,0^{\circ}$ (2.97m x 2.74m) Double glazed window to rear, radiator and fitted wardrobe.

Bedroom

 $8'\,10''\,x\,8'\,5''$ (2.69m x 2.57m) Double glazed window to rear and radiator.

Family Shower Room



Double glazed obscure window to rear, tiled walls and floor, part tiled walls, shower encloser, wall hung basin and WC.

Outside

Rear Garden



A well maintained rear garden mainly laid to lawn with patio area, well stocked with mature shrubs and retained by fencing.

Driveway

Driveway to the front leading to garage with up and over door, power and light, integral garage.

Agents Note

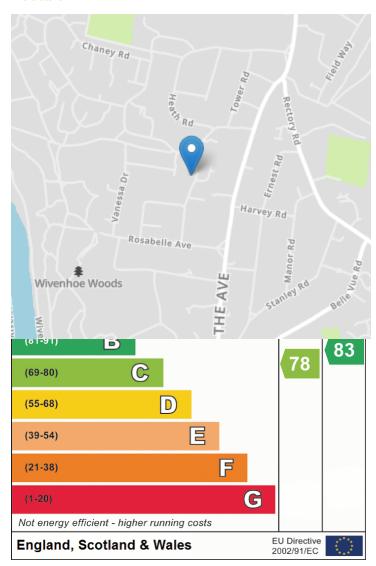
This property is fitted with owned solar panels including battery storage.

Property Details.

Floorplans



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.

