



- Linked Detached Bungalow
- Chain Free
- South Facing Garden
- Two Double Bedrooms
- Garage and Parking
- Modern Kitchen
- Close To Shops And Amenities
- Gas Central Heating & Double Glazing

52 Richard Avenue, Wivenhoe, Colchester, Essex. CO7 9HY.

A two bedroom bungalow offered chain free. This linked detached bungalow with south facing garden, double length garage measuring at 10 meters by 3.45 meters, parking, two double bedrooms, kitchen, living room and bathroom. Offers excellent amenities near by with shops, parks, bus stops and of course Wivenhoe train station within easy reach, Essex University and the beautiful Wivenhoe Waterfront. Call for details.



Property Details.

Entrance Hall

UPVC door, wood effect floor, glazed door to lounge.

Lounge



14' x 11' 9" (4.27m x 3.58m) UPVC window to front, radiator, wood effect floor, electric fire with limestone style hearth and mantle, TV point, door to

Hallway

Access to loft, storage cupboard, doors leading to:

Kitchen/ Dining Room



11' 9" x 7' 4" (3.58m x 2.24m) UPVC window to rear, UPVC door to side, radiator, tile effect floor, a modern range of units and drawers, matching eye level units, tiled splashbacks, high gloss roll end worktops with inset electric hob, stainless Steel sink and drainer, electric oven, space for washing machine and fridge freezer.

Property Details.

Bedroom One



13' 3" x 9' 3" (4.04m x 2.82m) UPVC window to front, radiator.

Bedroom Two



10' 1" x 9' 1" (3.07m x 2.77m) UPVC window to rear and radiator.

Bathroom



Obscure window to rear, panel bath with shower attachment and electric shower over, pedestal wash hand basin, low level WC, tiled splashbacks, heated towel rail.

Rear Garden



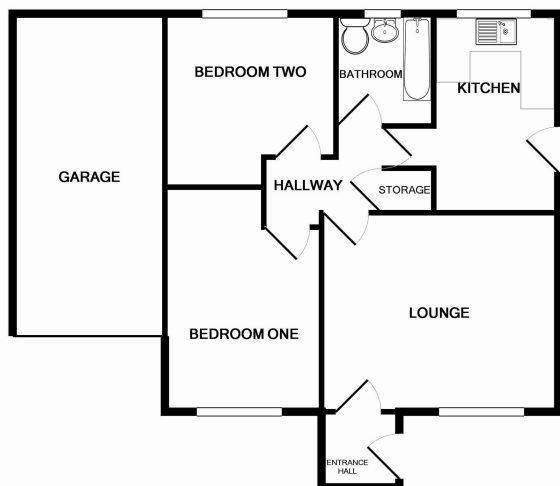
South facing, mainly laid to lawn, patio area, garden shed, various trees, shrubs and plants, gated side access.

Garage & Off Road Parking

The garage has power and up and over door, with off road parking space to the front of the garage.

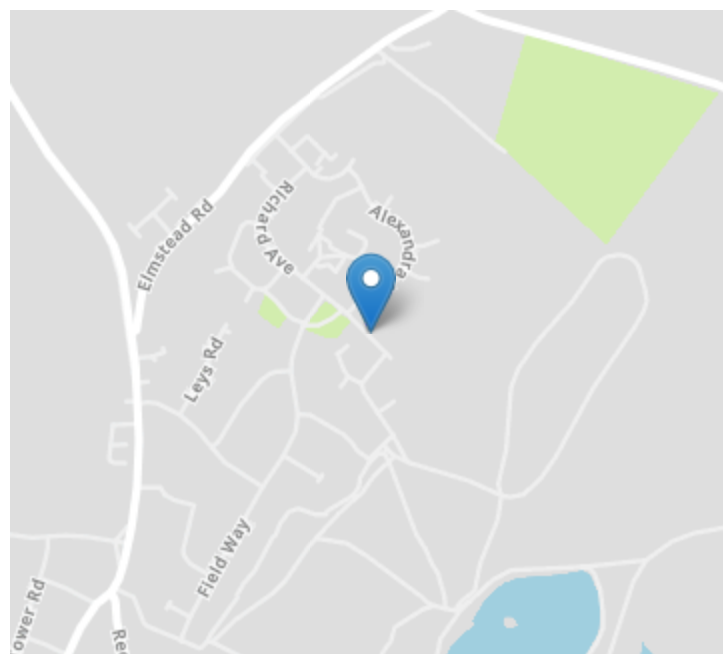
Property Details.

Floorplans

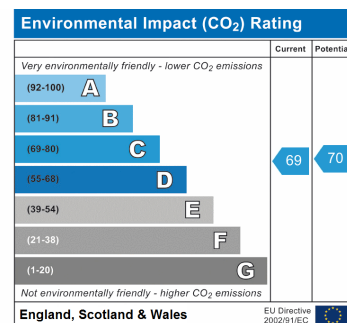
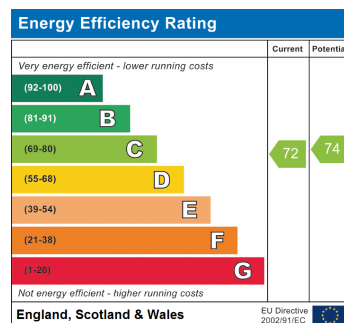


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.