



- Three Bedroom Semi-Detached House
- Garage and Off Road Parking
- Upgraded and Improved
- Close to Bus Route, Railway Station, Schools and Shops
- En-suite And Bathroom

## 24 Vine Farm Road, Wivenhoe, Colchester, Essex. CO7 9HR.

Positioned along a peaceful road and located in the sought after town of Wivenhoe. This fabulous three bedroom semi detached chalet style house offers any owner great access to the locals shops, bus routes, schools, university and station. The current owners have altered and upgraded the property to a good standard. Some of its main highlights are a detached garage, off road parking for numerous vehicles, modern and newly fitted kitchen, living room/dining room, three double bedrooms, en-suite and family bathroom. Early viewings are strongly advised.





# Property Details.

## Ground Floor

### Entrance Hall

5' 9" x 3' 0" (1.75m x 0.91m) Doors to;

### Living Room/Dining Room



17' 5" x 10' 6" (5.31m x 3.20m) Window to front, radiator, opening into;

### Kitchen



9' 8" x 7' 9" (2.95m x 2.36m) Window to rear, skylight, range of eye and low level fitted units with work surface over, inset stainless steel sink, built in single oven with gas hob and extractor over, space for free standing washing machine.

## Family Bathroom



7' 9" x 6' 6" (2.36m x 1.98m) Window to rear, heated towel rail, single panelled bath with over head shower, wash hand basin and W/C.

## Master Bedroom



9' 9" x 13' 4" (2.97m x 4.06m) Window to front, radiator, opening into wardrobe, under stairs storage and en-suite.

# Property Details.

## En-suite



7' 2" x 4' 4" (2.18m x 1.32m) Window to side, heated towel rail, vanity sink unit and wash hand basin, double shower with drench rain shower head, W/C.

## First Floor

### Bedroom Two



12' 3" x 9' 5" (3.73m x 2.87m) Window to front, radiator.

### Bedroom Three



Windows to rear and side, radiator.

Outside.

### Garden



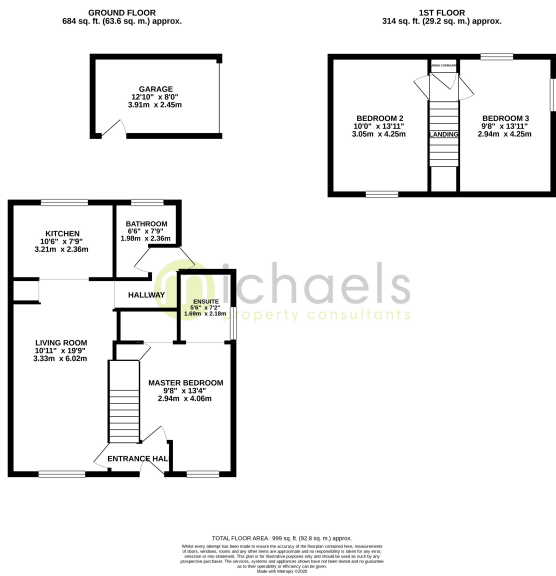
To the rear of the property there is a pleasant rear garden, this is enclosed by wooden fencing and a hedge. To the rear of the garden there is a access into the detached garage and a rear gate with further parking for another to vehicles.

At the front of the house there is off road parking for two to three vehicles.

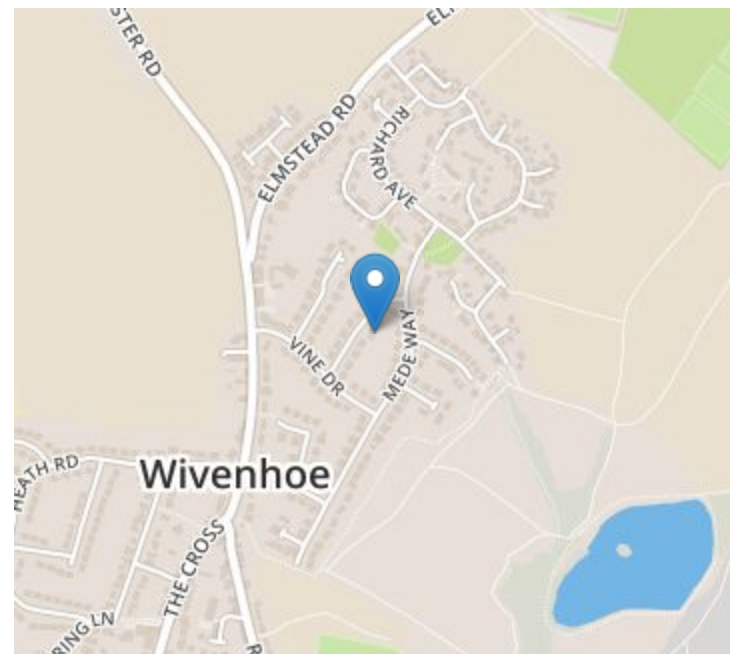


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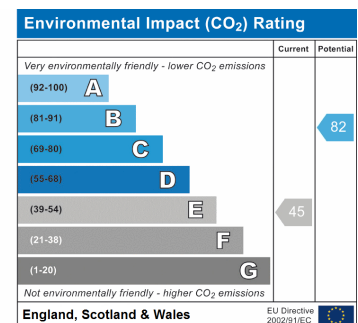
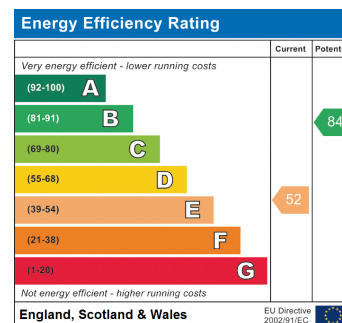
## Floorplans



## 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.