

Guide Price

# £270,000



- Semi Detached House
- Three Bedrooms
- Garage & Parking
- No Onward Chain
- Living Room
- Gas Central Heating & Double Glazing
- Walking Distance Of Essex University
- Generous Garden

# 24 Richard Avenue, Wivenhoe, Colchester, Essex. CO7 9JQ.

\*\*Guide Price £270,000-£280,000\*\* Offered for sale with no onward chain, this three-bedroom property with garage and parking. This semi detached home is ideal for a family, first time buyers or investor being within walking distance of Essex University. throughout, includes kitchen, living room, ground floor bathroom, three first floor bedrooms along with garage, parking and generous rear garden. Situated within great access to Wivenhoe amenities, Essex University and mainline train station. Viewing highly advised to fully appreciate what this property has to offer.







## Property Details.

#### **Ground Floor**

#### **Entrance Hall**

UPVC front door, tiled floor, stairs leading to first floor.

#### **Kitchen**



12'04" x 8'04" (3.76m x 2.54m) Double glazed window to front, fitted kitchen including a range of base units/draws and wall units, laminate worktop, stainless steel sink with left hand draining board, space for oven washing machine, fridge/freezer.

#### Living Room



 $14^{\circ}\,06^{\circ}$  x  $12^{\circ}\,01^{\circ}$  (4.42m x 3.68m) Double glazed French doors to rear and radiator.

#### **Bathroom**



Double glazed obscure window to front, radiator, tiled walls, low level WC, wash hand basin, paneled bath with over head shower.

#### First Floor

#### Landing

 $6'06" \times 5'0" (1.98m \times 1.52m)$  Loft access, Doors leading to:

#### **Bedroom**



 $14'\,07"$  x  $9'\,01"$  (4.45m x 2.77m) Double glazed window to front, radiator, storage cupboard. wardrobe.

# Property Details.

#### **Bedroom**



 $12^{\circ}\,04^{\circ}\,x\,7^{\circ}\,06^{\circ}$  (3.76m x 2.29m) Double glazed window to rear, radiator.

#### **Bedroom**



9' 02" x 6' 11" (2.79m x 2.11m) Double glazed window to rear, radiator. Outside

#### Outside

#### Rear Garden



Off road parking via the driveway which leads to the garage with up & over door, the garage has light and power.

Rear Garden

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

#### Off Road Parking & Garage

A well maintained rear garden mainly laid to lawn, patio area, retained by fencing.

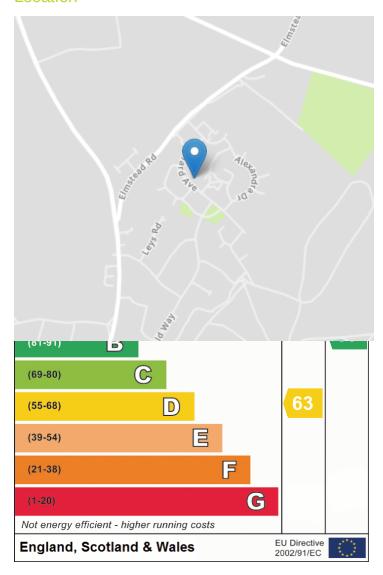
### Property Details.

#### **Floorplans**



White every stampt has been made to ensure the accuracy of the floopian contained here, measurement of obors, evidous, soons and any other timm are approximate and no reapposability in taken for any entry, ensurement in blassment. This plans is for illustrated supposes only and induct to used as such by any prespective purchaser. The services, systems and appliances shown have not been seried and no guarantee as to their approach of the services, systems and appliances shown have not been seried and no guarantee as to their approach of their services.

#### 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.

