



- Detached Bungalow
- Off Road Parking & Garage
- Gas Central Heating
- Three Bedrooms
- No Onward Chain
- Potential To Extend
- Two Reception Rooms

74 Ernest Road, Wivenhoe, Colchester, Essex. CO7 9LQ.

Nestled in the charming and sought-after town of Wivenhoe, this detached bungalow presents an exciting opportunity for buyers seeking a property with potential and character. Boasting three bedrooms, two reception rooms, kitchen and bathroom, this home offers a versatile layout perfect for families, retirees, or those looking to downsize without compromising on space. With no onward chain, the purchase process promises to be straightforward and hassle-free.

Contact us today to arrange your viewing and explore the possibilities that await in this charming Wivenhoe bungalow with no onward chain and incredible potential for refurbishment and extension. Guide price £400,000- £420,000



Property Details.

Living Accommodation

Entrance Hall

Wooden front door, radiator, airing cupboard, loft access, doors leading to:

Lounge



13' 01" x 12' 1" (3.99m x 3.68m) Double glazed window to front and side, radiator, fireplace, feature wall.

Kitchen



13' 01" x 12' 3" (3.99m x 3.73m) Double glazed window to side, radiator, tiled floor, range of wall and base units, laminate worktop, wall mounted boiler, inset sink with right hand drainer, space for dish washer, space for cooker and fridge.

Utility

10' 2" x 4' 1" (3.10m x 1.24m) Double window to side, tiled floor, space for washing machine, worktop with sink.

Reception Room



9' 4" x 8' 4" (2.84m x 2.54m) Window to side and rear, side door, patio door to rear opening onto the garden, electric heater.

Bedroom One



11' 10" x 9' 6" (3.61m x 2.90m) Double glazed window to front, radiator, wardrobes.

Property Details.

Bedroom Two



11' 11" x 8' 10" (3.63m x 2.69m) Double glazed window to side, fitted wardrobes.

Bedroom Three

9' 4" x 8' 4" (2.84m x 2.54m) Double glazed window to rear, radiator.

Family Bathroom



Double glazed obscure window to rear, radiator, WC, inset Spot lights, wash hand basin, panelled bath with over head shower.

Outside

Rear Garden



A private enclosed garden, summer house, potting shed, patio area, remainder laid to lawn, retained by fencing.

Off Road Parking & Garage

Ample off road parking to the front aspect via the driveway, garage positioned behind the gated access.

Agent Note

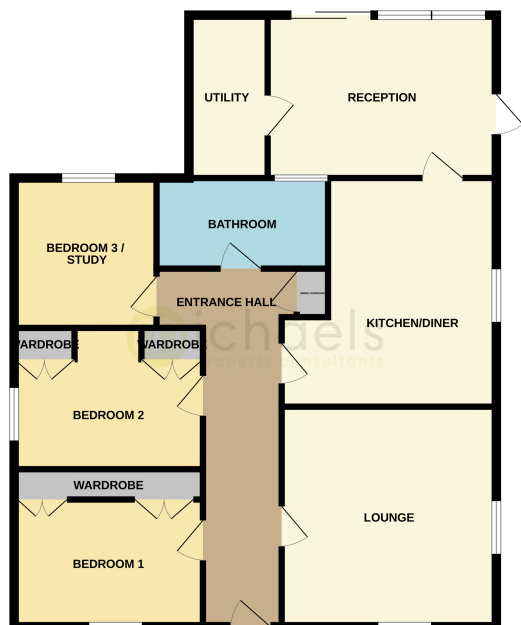
Swimming Pool

There is a swimming pool positioned in the rear garden, this is disused and hasn't been tested.

Property Details.

Floorplans

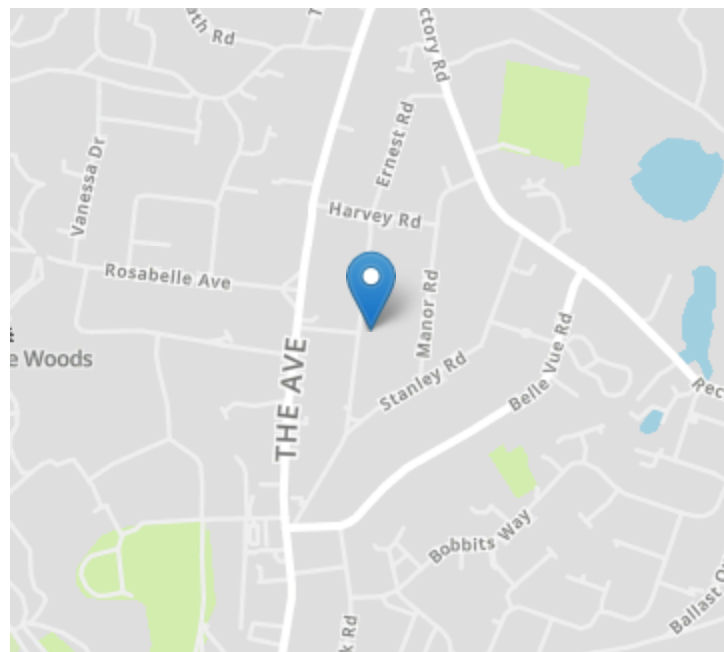
GROUND FLOOR
1037 sq.ft. (96.3 sq.m.) approx.



TOTAL FLOOR AREA : 1037 sq.ft. (96.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 in conjunction with 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.