



- Semi Detached Bungalow
- Extended
- Two/Three Bedrooms
- Garage & Driveway
- No Onward Chain
- 2/3 Bedrooms
- Garage, Shed & Green House
- Bathroom
- Kitchen/Diner & Utility Area
- Walking Distance Of Shops

2 Field Way, Wivenhoe, Colchester, Essex. CO7 9HG.

Offered for sale with no onward chain is this extended 2/3 bedroom semi-detached bungalow positioned in Wivenhoe with great access to local shops and amenities. Highlights of this home include 2/3 bedrooms, reception room, kitchen, dining room with utility area, a well stocked rear garden, garage and ample off road parking. To fully appreciate the accommodation on offer a viewing is highly advised.



Property Details.

Living Accommodation

Entrance Hall

12' 7" x 2' 11" (3.84m x 0.89m) UPVC front door, loft access, meter cupboard, doors leading to:

Kitchen



13' 8" x 6' 9" (4.17m x 2.06m) Tiled floor, range of wall and base units, laminate worktop, integrated double oven, gas hob, cooker hood, dish washer, fridge/ freezer, stainless steel sink with left hand drainer.

Dining Room/ Utility Area



13' 5" x 8' 1" (4.09m x 2.46m) Double glazed window to rear, radiator, French doors onto the garage, tiled floor, open onto the utility area with worktop and space for washing machine and tumble dryer.

Lounge/ Bedroom 3



14' 10" x 10' 06" (4.52m x 3.20m) Double glazed window to front, radiator and gas fireplace.

Bedroom 1



14' 05" x 8' 11" (4.39m x 2.72m) Double glazed window to front, radiator, fitted wardrobes.

Inner Lobby

Wall mounted gas boiler, sliding door to:

Property Details.

Reception Room



12' 1" x 7' 3" (3.68m x 2.21m) Double glazed window to side, radiator.

Bedroom 2



10' 1" x 10' 0" (3.07m x 3.05m) Double glazed window to rear, radiator.

Outside

Rear Garden



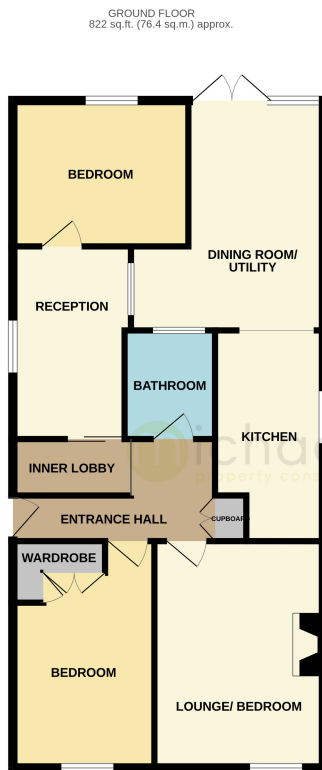
A well stocked rear garden including mature shrubs/ trees, patio area, foot path leading to garage, shed and green house, retained by fencing.

Garage & Off Road Parking

Off road parking via the block paved driveway leading to the garage,

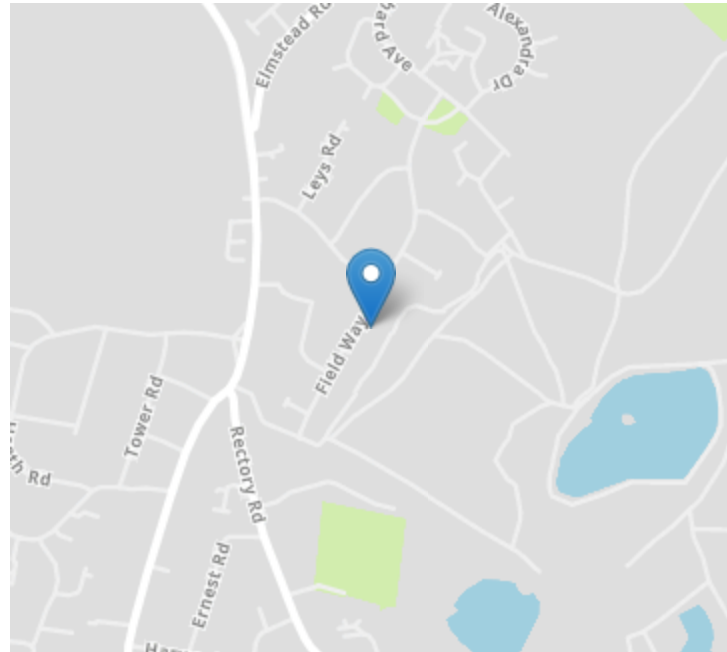
Property Details.

Floorplans



TOTAL FLOOR AREA: 822 sq.ft. (76.4 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.