



- Chain Free Sale
- Detached Home
- Garage & Parking
- Three Bedrooms
- En-Suite To Master
- Conservatory

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

A chain free detached home in the sought after Ernest Road in central wivenhoe. This charming and modern property offers brilliant access to mainline station with fast links to London's Liverpool Street Station in just over the hour, Essex University is on the doorstep and of course the array of good local amenities and the wonderful waterfront with all of its nautical facilities. Highlights of this house include ground floor cloakroom, modern kitchen, living room, conservatory, three first floor bedrooms, en-suite to master, family bathroom, private rear garden, off road parking and garage.



Property Details.

Ground Floor

Entrance Hall



With wood flooring, door to garage and doors leading to:

Living Room



15' 7" x 14' 5" (4.75m x 4.39m) Window to rear, patio doors to rear, wood flooring, gas fireplace with inset cast iron surround, stone hearth and wood mantel, radiator, TV point.

Conservatory



11' 7" x 9' 2" (3.53m x 2.79m) Brick plinth and Upvc construction, tiled floor, electric heater, French doors to garden.

Kitchen



9' 10" x 7' 2" (3.00m x 2.18m) Window to front, a comprehensive range of fitted units and drawers with worktops over, inset gas hob with extractor over, inset sink and drainer, matching eye level units, tiled splashbacks, breakfast bar, fitted oven, integrated dishwasher, integrated fridge.

First Floor

Landing

With loft access, and doors to

Property Details.

Bedroom



14' 7" x 9' 10" (4.45m x 3.00m) Window to rear, radiator, a range of fitted bedroom furniture and door to.

En-Suite

Obscure window to rear, tiled floor, heated towel rail, corner shower, close coupled WC, Vanity wash hand basin with ceramic bowl and mixer tap, tiled splashbacks.

Bedroom



13' 1" x 7' 2" (3.99m x 2.18m) Window to rear, radiator.

Bedroom

9' 5" x 8' 2" (2.87m x 2.49m) Window to radiator, radiator.

Bathroom



Obscure window to side, panel bath with shower screen and shower attachment, heated towel rail, wood floor, vanity wash hand basin, enclosed cistern WC, further fitted storage and tiled splashbacks.

Outside

Rear Garden

Mainly low maintenance with shrubs to borders, garden shed, patio area, gated side access, outside power point and garden shed.

Garage

17' 1" x 8' 2" (5.21m x 2.49m) Up and over door to front, power and light connected, space and plumbing for washing machine, door to hallway.

Parking

The front driveway is enclosed by dwarf walling with shrubs and plants and the parking is laid with shingle.

Property Details.

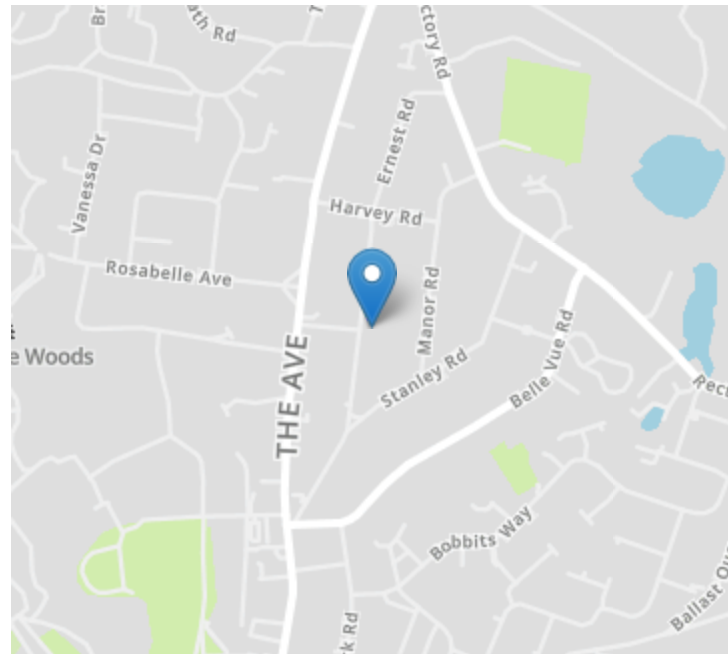
Floorplans



michaels
property consultants

TOTAL FLOOR AREA: 1145 sq.ft. (106.2 sq.m.) approx.
We have every attempt to be fair to the seller in the accuracy of the floor plans, measurements, dimensions of doors, windows, counts etc and other items and accept no responsibility to them for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used as a guide for 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.