



- Chain Free Sale
- Detached Bungalow
- Corner Plot
- Garage and Parking
- Cul De Sac Position
- Plenty Of Potential

24 Paddock Way, Wivenhoe, Colchester, Essex. CO7 9HL.

A wonderful detached bungalow towards the end of a small cul-de-sac and sitting in a good corner plot giving plenty of potential to extend or improve subject to planning. Within easy reach of local shops and amenities and of course the train station, bus stops, shops, pubs and restaurants lower down towards the waterfront and quay. Currently offering two bedrooms, kitchen/diner, living room, bathroom, garage, parking and great gardens. Chain Free.



Property Details.

All Accommodation on one level

Porch

Upvc entrance door leading to further door to bungalow.

Entrance Hall

Wood flooring, loft access and doors to.

Living Room



18' 0" x 11' 0" (5.49m x 3.35m) Window to front, radiator, TV point, York Stone fireplace.

Kitchen/Diner



11' 8" x 10' 0" (3.56m x 3.05m) Window and door to rear, airing cupboard, radiator, gas fired boiler, a range of fitted units and drawers with worktops over, inset sink and drainer, space for oven, space for fridge/freezer, tiled splashbacks, eye level units,.

Bedroom One



14' 6" x 11' 0" (4.42m x 3.35m) Window to rear, radiator, fitted bedroom furniture.

Bedroom Two



9' 10" x 9' 7" (3.00m x 2.92m) Window to front, radiator.

Property Details.

Bathroom



Obscure window to side, panel bath, pedestal wash hand basin, close coupled WC, radiator, tiled splashbacks.

Outside

Garage and Driveway

17' 2" x 8' 1" (5.23m x 2.46m) Window to rear, personal door to side, power and light connected.

Gardens

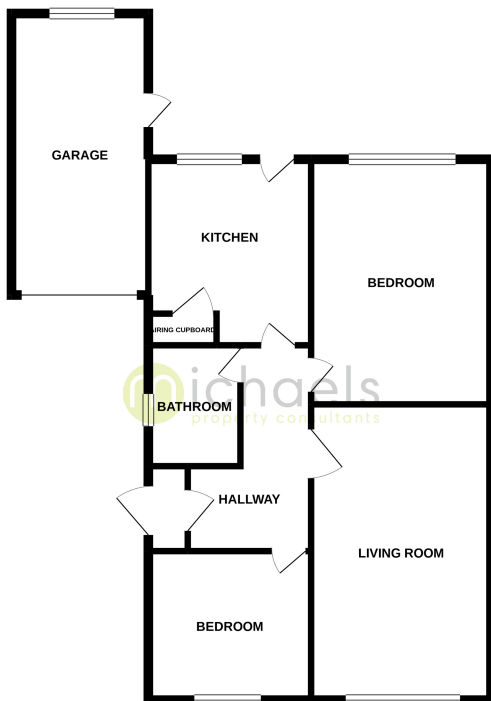


The front garden is retained by hedging and mainly laid to lawn, there is gated side access leading to a generous wrap round rear garden, mainly laid to lawn with hedging and fencing, garden shed.

Property Details.

Floorplans

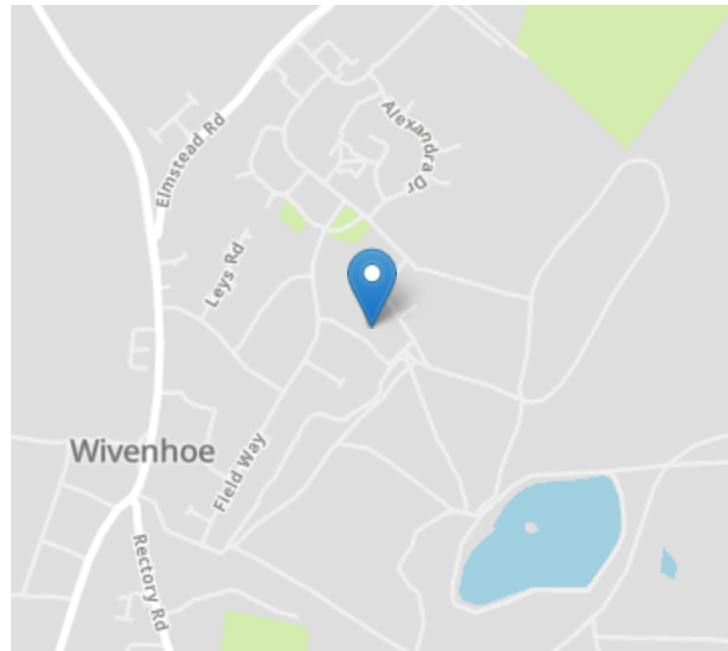
GROUND FLOOR
840 sq.ft. (78.0 sq.m.) approx.



TOTAL FLOOR AREA: 840 sq ft. (78.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas 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 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.
Made with Metmap 10/2021

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.