



- Semi Detached Bungalow
- Three Bedrooms
- Family Bathroom & WC
- Extended
- Living Room
- Generous Rear Garden
- Close By To Essex University & Local Shops
- Easy Reach Of Wivenhoe Train Station

21 Leys Road, Wivenhoe, Colchester, Essex. CO7 9EX.

****Guide Price £325,000 - £340,000 **** Extended semi detached bungalow is located in this sought after position in the popular town of Wivenhoe. Offers a wonderful open plan family space and flexible accommodation with three bedrooms, family bathroom and WC, generous rear garden, modern kitchen. Positioned close to Essex University, mainline train station with fast links to London Liverpool Street in just over the hour, Wivenhoe's waterfront and quayside, good local shops and amenities. Early Viewings are strongly advised.



Property Details.

Living Accommodation

Entrance Hall

7' 3" x 4' 3" (2.21m x 1.30m) UPVC front door, radiator, doors leading to:

WC



4' 4" x 4' 11" (1.32m x 1.50m) Double glazed obscure window to side, wall mounted sink, WC, radiator.

Kitchen



17' 8" x 6' 4" (5.38m x 1.93m) Inset spot lights, range of wall and base units, tiled splash back, laminate worktop, stainless steel sink, integrated oven, space for washing machine, gas hob, tumble dryer fridge/freezer.

Living Room



19' 2" x 12' 8" (5.84m x 3.86m) Double glazed window to rear, French doors, radiator.

Hall Way

Loft access (the loft is boarded, insulated and fitted ladder), storage cupboards, doors leading to:

Property Details.

Bedroom One



14' 6" x 9' 4" (4.42m x 2.84m) Double glazed window to front, radiator.

Bedroom Two

14' 2" x 9' 1" (4.32m x 2.77m) Double glazed window to front, radiator.

Bedroom Three



6' 1" x 5' 8" (1.85m x 1.73m) Double glazed window to side, radiator.

Family Bathroom



Inset spot lights, tiled walls and floor, radiator, WC, wash hand pedestal basin, paneled bath over head shower

Outside

Off road parking

Ample off road parking to the front aspect of the property.

Rear Garden



generous rear garden mainly laid to, patio area, summer house, retained by fencing.

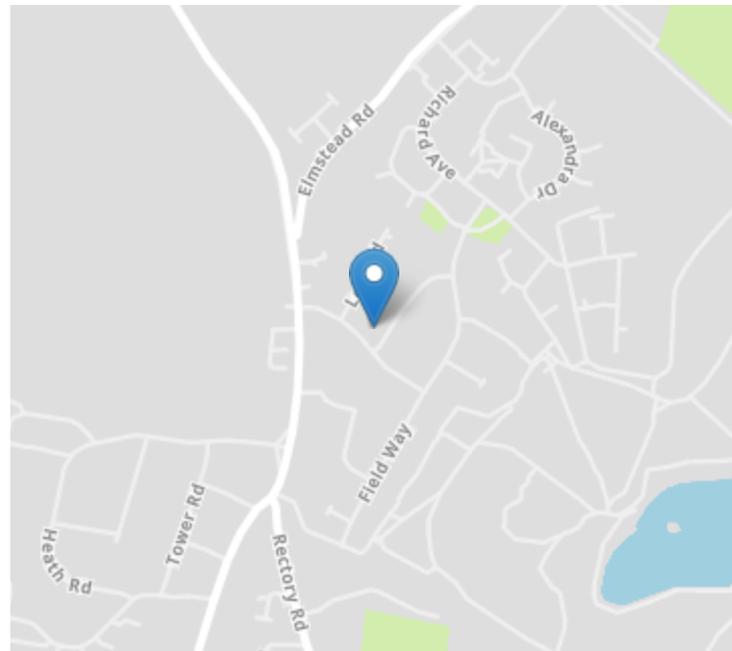
Property Details.

Floorplans



TOTAL FLOOR AREA: 804 sq.ft. (74.7 sq.m.) approx.
Whilst every attempt 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.