



- Detached Bungalow
- Two Bedrooms
- Improved Layout
- Off Road Parking
- Generous Hallway
- Kitchen/Diner
- Living Room
- Walking Distance Of Local Amenities
- Close By To Wivenhoe Train Station & Bus Stop

### 23 Parkwood Avenue, Wivenhoe, Colchester, Essex. CO7 9AN.

A beautiful two bedroom detached bungalow occupying a superb position in Wivenhoe, just a short stroll from the town's fabulous array of shops, restaurants, and Mainline Station with direct links to London Liverpool Street. The property has been altered to create a generous kitchen/diner and much improved over time to create an array of bright, spacious and beautifully presented accommodation throughout. Accommodation includes, two bedrooms, living room, kitchen/diner, shower room, rear garden and off road parking. Viewing advised,



# Property Details.

## Living Accommodation

### Entrance Hall

UPVC side door, two storage cupboard, wooden floor, radiator, doors leading to:

### Living Room



16' 03" x 12' 0" (4.95m x 3.66m) Double glazed windows to front and side, radiator, electric fireplace.

### Kitchen/Diner



19' 11" x 9' 01" (6.07m x 2.77m) Turning to 7'11 Double glazed window to side and UPVC door, French doors to rear, two radiators, inset spotlights, oak floor, fitted kitchen including a range of wall and base units, tiled splash back, laminate worktop, stainless steel sink double sink, cooker, washing machine and fridge and freezer.

## Bedroom



16' 0" x 8' 10" (4.88m x 2.44m) Double glazed window to front, radiator.

## Shower Room



7' 10" x 7' 11" (2.39m x 2.41m) Double glazed obscure window to side, radiator, part tiled walls, underfloor heating, ceiling mounted extractor fan, low level WC, vanity unit, bidet and shower enclosure.

# Property Details.

## Bedroom



10' 11" x 10' 5" (3.33m x 3.17m) Double glazed window to rear, radiator, loft access. ( The loft is part boarded, insulated, light and ladder)

## Off Road Parking



Off road parking to the front of the property via the block paved driveway.

## Outside

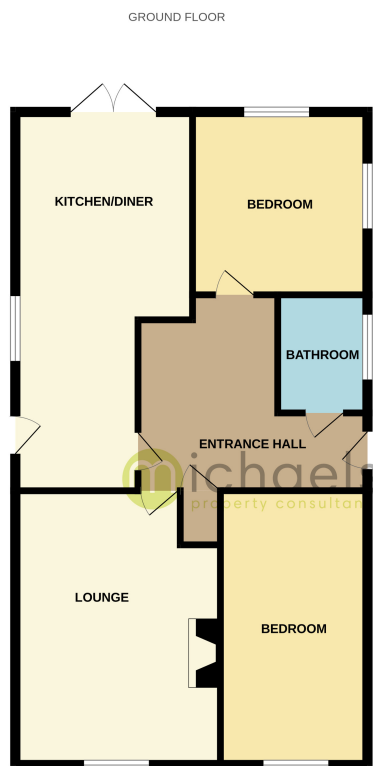
### Garden



A well maintained rear garden. This low maintenance rear garden includes patio, mature shrubs, garden shed and side access, retained by fencing and brick wall.

# Property Details.

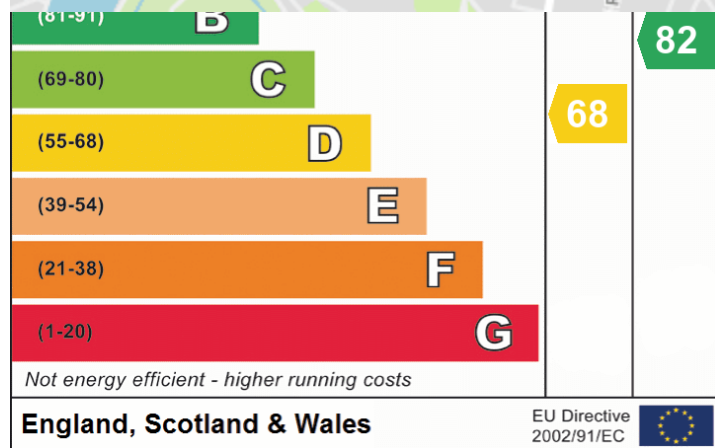
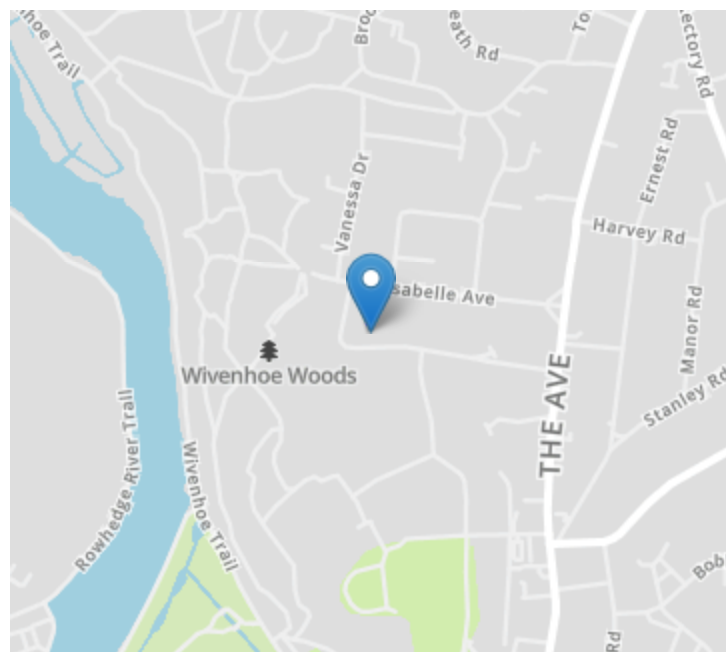
## Floorplans



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Whilst every attempt has been made to ensure the accuracy of the floorplan 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 is given as to their operability or efficiency can be given. Made with Metropix ©2024

## Location



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.