



- Corner Plot
- Semi Detached Bungalow
- Two Double Bedrooms
- Kitchen/Diner
- Garden And Courtyard
- Garage
- Off Road Parking

1 Heath Road, Wivenhoe, Colchester, Essex. CO7 9PR.

****GUIDE PRICE £315,000 - £325,000**** A well presented Bungalow residing in this corner plot in the highly popular village of Wivenhoe with great access to good schooling, local shops and amenities, bus stops, Waterfront and Quay and of course the mainline train station. Offering two double bedrooms, spacious lounge, kitchen/diner, secluded wrap around garden and separate courtyard and a detached garage.



Property Details.

Ground Floor

Entrance Hall

With wood effect flooring, two storage cupboards, Loft access, (the loft is boarded, has a window to side and offers excellent potential) and doors to:

Bedroom Two



9' 11" x 9' 11" (3.02m x 3.02m) With window to front, radiator.

Living Room



15' 1" x 11' 11" (4.60m x 3.63m) With window to front, radiator, open fireplace with wonderful log burning stove.

Bedroom One



12' 11" x 11' 11" (3.94m x 3.63m) With window to rear, radiator.

Kitchen/Diner



15' 10" x 9' 11" (4.83m x 3.02m) With window to rear and side, door to rear, radiator, a range of modern wall and base units with worktops over, tiled splashbacks, inset sink and drainer, cooker and hob with extractor hood over, space and plumbing for dishwasher and washing machine, integrated fridge/freezer.

Property Details.

Bathroom



With obscure window to side, tiled walls, closed coupled WC, wash hand vanity basin, panelled bath with shower over, heated towel rail.

Garden & Courtyard



Wrap around garden to the side and front with various trees, plants and shrubs and a further courtyard accessed via side gate.

Garage

15' 10" x 8' 1" (4.83m x 2.46m) With double doors to front, window to side and personal door to courtyard, power and light connected.

Parking

Off road parking provided by driveway in front of garage.

Property Details.

Floorplans

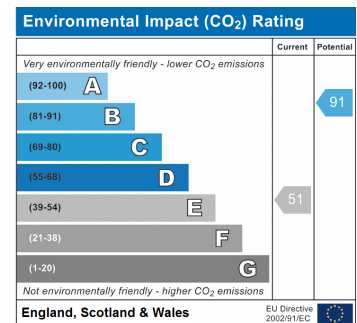
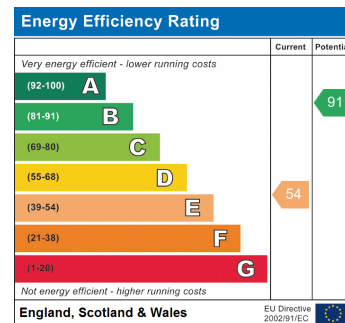


TOTAL APPROX. FLOOR AREA 842 SQ.FT. (78.3 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is 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.
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Location



Energy Ratings



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