



- Brilliant Family Home
- Excellent Condition Throughout
- Chain Free
- Garage And Parking
- Close To Schools And Station
- Brand New fitted boiler with 9 years guarantee

### 16 Chaney Road, Wivenhoe, Colchester, Essex. CO7 9QZ.

A well presented and brilliantly configured home just minutes from good schools, local shops, woodland walks and Wivenhoe's mainline train station with fast links to London Liverpool Street in just over the hour. Offering flexible accommodation over two floor to include three first floors bedrooms and bathroom, three ground floor rooms which can be bedrooms or receptions, fitted kitchen, ground floor cloakroom, garage, utility space, rear garden and off road parking. The property has successful let in the past and is HMO approved for five bedrooms. Chain Free.



# Property Details.

## Ground Floor

### Hallway

UPVC front door, radiator, stairs to first floor.

### Ground Floor Cloakroom

Double glazed obscure window to side, radiator, low level WC, wall mounted basin with tiled splash back.

### Reception/Bedroom



12' 0" x 10' 2" (3.66m x 3.10m) Double glazed window to front, radiator, feature fireplace.

### Kitchen



11' 10" x 8' 2" (3.61m x 2.49m) Double glazed window to rear, inset spot lights, fitted kitchen including a range of wall and base units, tiled splash back, laminate worktop, integrated oven, gas hob, overhead fan, stainless steel sink, space for washing machine and fridge/freezer.

## Dining Room



11' 5" x 8' 7" (3.48m x 2.62m) Double glazed UPVC door to rear, radiator, wall mounted boiler.

## Living Room



13' 7" x 9' 8" (4.14m x 2.95m) Double glazed window and UPVC door to rear, radiator.

## Utility Space

8' 7" x 5' 0" (2.62m x 1.52m) Utility space with ample storage and door to garage.

## First Floor

### Landing

8' 5" x 5' 9" (2.57m x 1.75m) Storage cupboard, window to side, doors leading to:

# Property Details.

## Bedroom



12' 5" x 9' 8" (3.78m x 2.95m) Double glazed window to front, radiator, wardrobe.

## Bedroom



10' 8" x 8' 7" (3.25m x 2.62m) Double glazed window to rear, radiator, fitted wardrobe.

## Bedroom

9' 7" x 6' 4" (2.92m x 1.93m) Double glazed window to rear, radiator, fitted wardrobe.

## Bathroom



Double glazed obscure window to front, part tiled walls, radiator, low level WC, paneled bath, shower cubicle, wash hand basin.

## Outside

### Rear Garden



A well maintained rear garden mainly laid to lawn, generous patio area, garden shed, rear gate to foot path and retained by privacy fencing.

### Garage And Parking

11' 8" x 8' 10" (3.56m x 2.69m) Off road parking via the driveway for several cars, garage with up & over door, the garage also has power and light.

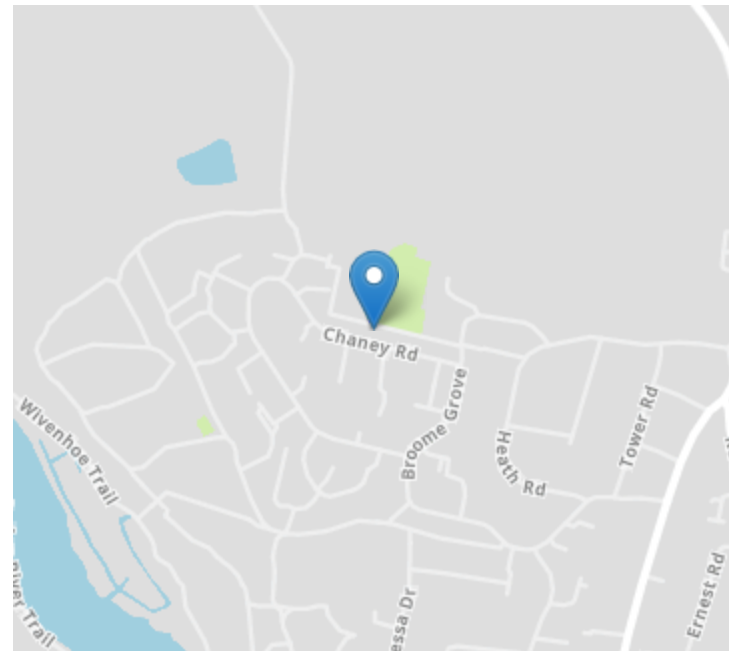
# Property Details.

## Floorplans



TOTAL FLOOR AREA - 1187 sq ft (109.6 sq m) approx.  
We have carried out a visual inspection of the property and the figures contained herein are based on our own measurements. We do not warrant the accuracy of these measurements and we do not accept any liability for any loss or damage caused by or arising from the use of the information contained herein. The information is provided for your information only and should not be used as a basis for any decision. It is not intended to constitute an offer of any financial product or service. It is not intended to constitute an offer of any financial product or service. It is not intended to constitute an offer of any financial product or service.

## 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.