



- Chain Free Sale
- Popular Location
- Two Bedrooms
- Shower Room
- Conservatory
- Great Rear Garden
- Garage And Parking
- Close To Local Shops & Amenities

**11 Field Way, Wivenhoe, Colchester, Essex. CO7 9HG.**

A brilliant semi detached bungalow in this popular position within the Vine Farm development sitting in a good plot and within easy reach of local shops, Essex University, countryside walks, mainline railway station, pubs, restaurants, the quayside and so much more. Offering two bedrooms, lounge, kitchen, conservatory, shower room, great garden, garage and parking. Chain free.





# Property Details.

## All accommodation on one level

### Entrance Hall

Loft access, cupboard, radiator and doors to.

### Lounge



15' 7" x 10' 4" (4.75m x 3.15m) Window to front, radiator, fireplace, TV point.

### Kitchen



12' 0" x 6' 6" (3.66m x 1.98m) Window and door to rear, fitted cupboard, radiator, a range of fitted units with worktops over, inset sink, matching eye level units, fitted double oven, tiled splashbacks.

### Conservatory



11' 3" x 9' 0" (3.43m x 2.74m) French doors to side, brick plinth and Upvc construction.

### Bedroom



14' 1" x 9' 1" (4.29m x 2.77m) Window to front, radiator.

# Property Details.

## Bedroom



9' 4" x 7' 0" (2.84m x 2.13m) Window to rear, radiator.

## Shower Room



Window to rear, walk in shower, pedestal wash hand basin, low level WC, radiator.

## Outside

### Gardens



Rear Garden is mainly laid to lawn and enclosed by panel fencing with gated side access.

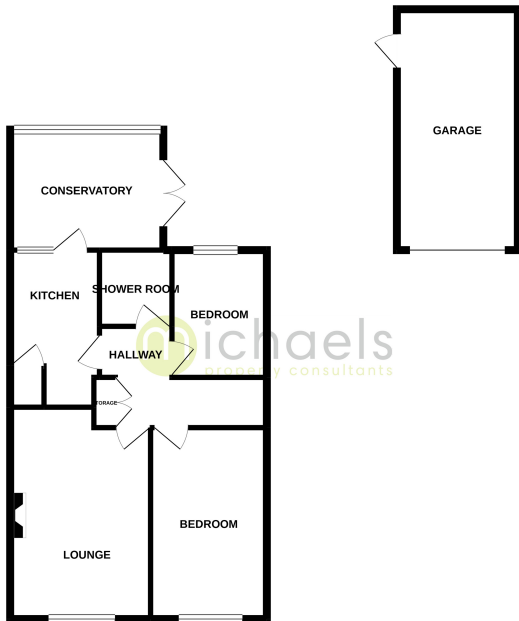
### Garage and Parking

With up and over door to front, power and light connected, door to garden.

# Property Details.

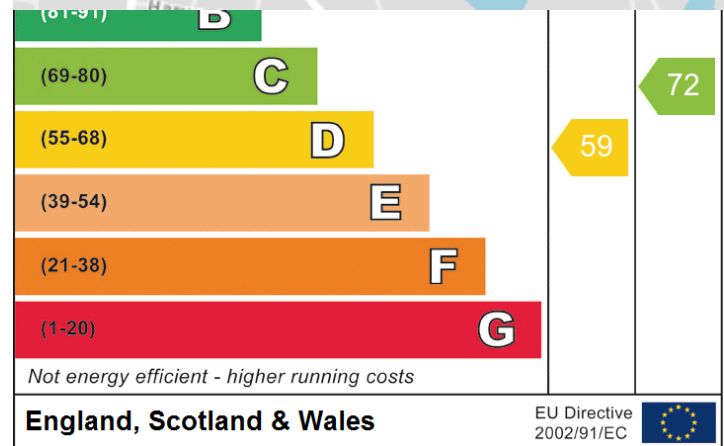
## Floorplans

GROUND FLOOR  
785 sq.ft. (73.0 sq.m.) approx.



TOTAL FLOOR AREA: 785 sq.ft. (73.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, ceilings, walls and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such for any prospective purchase. The services, fixtures and appliances shown have not been tested and no guarantee is given as to their condition or reliability at the time of writing.  
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## 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.