



- Chain Free
- Garage and Parking
- Great Garden
- Two Bedrooms
- Conservatory
- Cul-De-Sac Position

**17 Hereward Close, Wivenhoe,
Colchester, Essex. CO7 9SB.**

Guide Price £240,000 - £250,000. A beautifully presented bungalow in this popular Cul-De-Sac Position within easy reach of shops, Essex University, bus routes, countryside walks and Train Station by the waterfront. This brilliant home offers two bedrooms, shower room, living room, entrance porch, kitchen, conservatory, garage, driveway and garden. Offered chain free and ready to move in to. Call for further information.



Property Details.

Entrance Hall

With tiled floor and glazed door to

Ground Floor

Living Room



14' 2" x 11' 8" (4.32m x 3.56m) With window to front, radiator, TV point and door to.

Hallway

With loft access, airing cupboard and doors to.

Bedroom One



11' 7" x 9' (3.53m x 2.74m) Window to front, radiator, fitted wardrobe.

Bedroom Two



10' x 9' 5" (3.05m x 2.87m) Window to rear and radiator.

Shower Room



Obscure window to rear, corner shower, close couple WC, pedestal wash hand basin, tiled splash back, radiator.

Property Details.

Kitchen



11' 10" x 7' 3" (3.61m x 2.21m) Window to side, window and door to conservatory, tiled floor, tiled splashbacks, fitted cupboards and drawers with worktops over, inset sink and drainer, space for cooker, space for washing machine, space for fridge/freezer.

Conservatory



7' 7" x 7' 7" (2.31m x 2.31m) With doors to garden and door to garage, tiled floor.

Garden



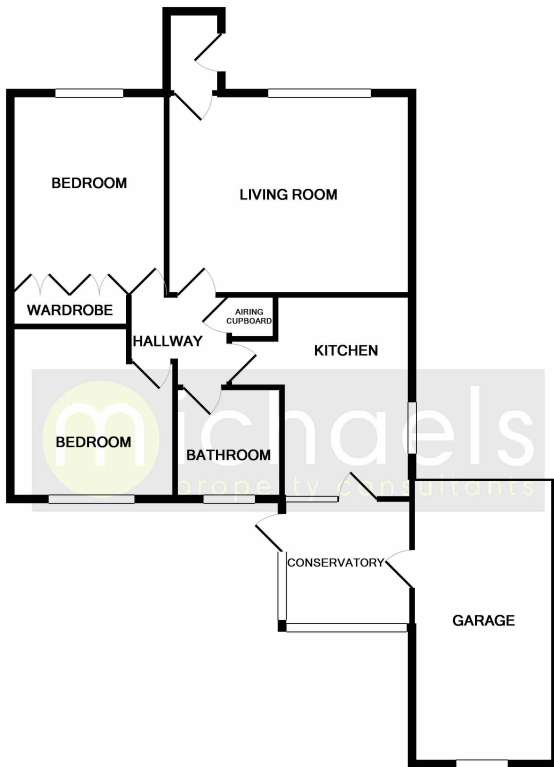
All enclosed by panel fencing and mainly laid to lawn, patio area, gated side access, various shrubs and plants

Garage

16' 6" x 8' 3" (5.03m x 2.51m) With up and over door to front, window to rear, power and light connected, door to conservatory.

Property Details.

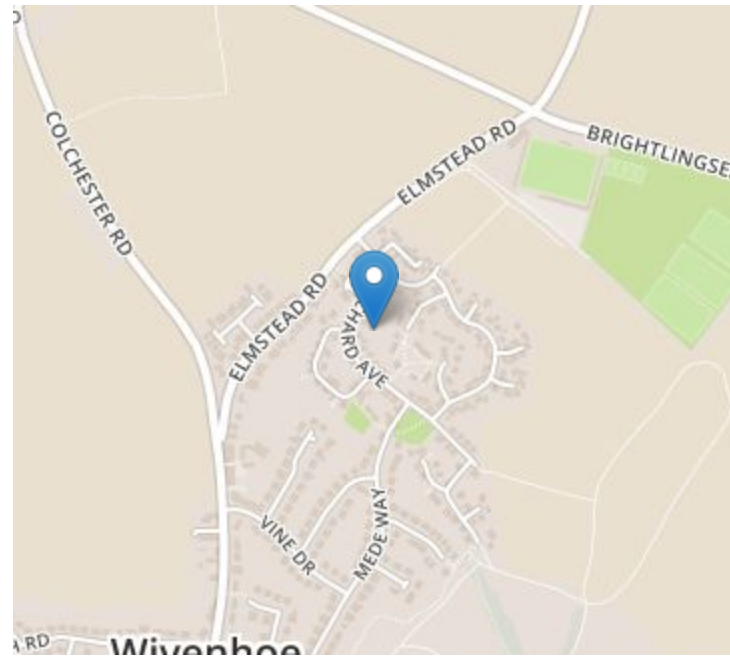
Floorplans



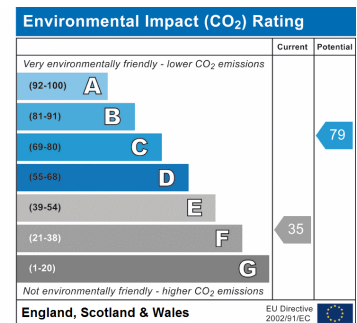
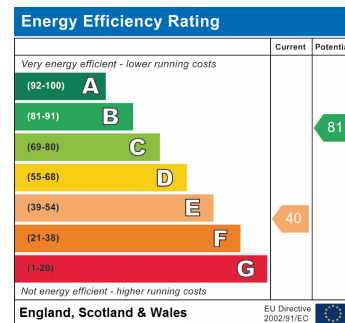
TOTAL APPROX. FLOOR AREA 761 SQ.FT. (70.7 SQ.M.)

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
Made with Metropix ©2018

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.

