



- Three Bedroom Semi Detached House
- Garage & Off Road Parking
- Extended
- Open Plan Living Room/ Diner
- Modern Kitchen
- First Floor Bathroom
- Generous Rear Garden
- Walking Distance Of Essex University & Vine Parade Shops

33 Mede Way, Wivenhoe, Colchester, Essex. CO7 9HW.

Guide price £325,000- £350,000. A perfectly positioned and beautifully presented semi detached home within easy reach of Essex University, local park and field walks, shops, bus stops and beyond with good links from Wivenhoe train station. Fully refurbished accommodation includes three first floor bedrooms, family bathroom, ground floor cloakroom, lounge open plan to dining space, family room great garden, garage and parking. Call to view.

Call to view 01206 820999



Property Details.

Ground Floor

Porch

Accessed via composite door with wood effect flooring, door to WC and open to hallway.

Cloakroom



Obscure window, close coupled WC, wash hand basin.

Entrance Hall

11' 10" x 6' (3.61m x 1.83m) Window to front, stairs to first floor with storage cupboard under stairs housing washing machine., doors to

Living Room



11' 11" x 11' 2" (3.63m x 3.40m) Bow window to front, radiator, TV point, wood effect floor.

Dining Space



16' 09" x 9' 01" (5.11m x 2.77m) Velux windows to rear, French doors, radiator.

Kitchen



10' 07" x 7' 8" (3.23m x 2.34m) Window to side, range of wall and base units, laminate worktop, tiled splash back, integrated oven. ,microwave, electric hob, extractor hood, dish washer, space for fridge/freezer.

First Floor

Landing

Loft access with built in loft ladder, insulated and part boarded, doors leading to:

Property Details.

Bedroom One



11' 1" x 10' (3.38m x 3.05m) Window to rear, radiator.

Bedroom Two



12' x 8' 6" (3.66m x 2.59m) Window to front and radiator.

Bedroom Three

8' 8" x 7' 5" (2.64m x 2.26m) Window to front.

Bathroom



8' 8" x 7' 5" (2.64m x 2.26m) Window to rear, tiled walls, towel radiator, vanity unit, WC, L shape bath with over head shower.

Outside

Garden



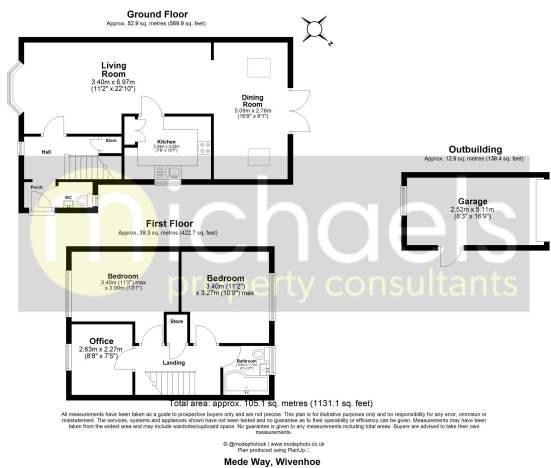
A great garden with patio area, mainly laid to lawn, all enclosed by panel fencing, various shrubs and plants, gated access to side.

Garage & Parking

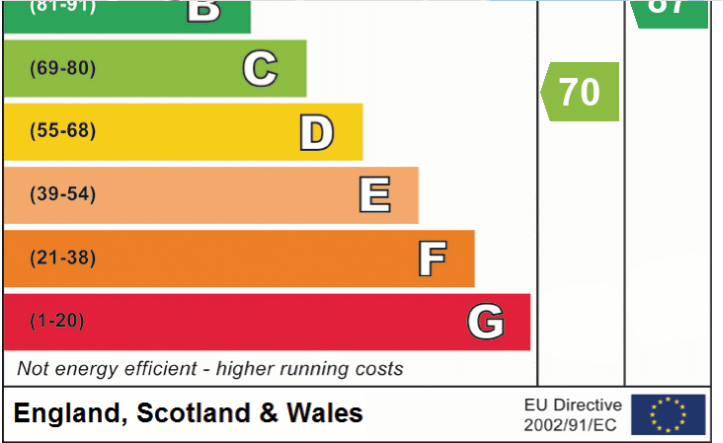
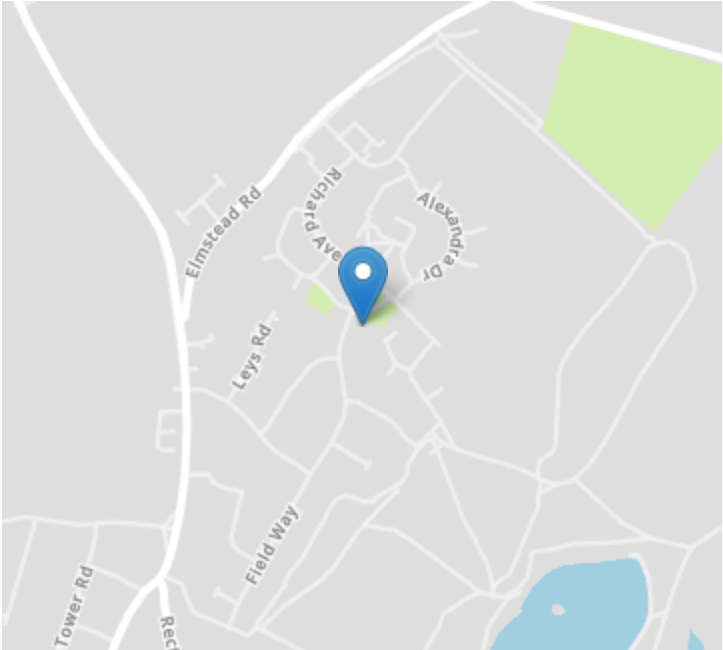
17' x 8' 3" (5.18m x 2.51m) Off road parking to via the drive way, garage with up and over door to front, power and light connected, window to rear, door to garden.

Property Details.

Floorplans



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.