



- Generous Garden
- Ample Off Road Parking
- Garage
- Three Bedrooms
- 25' Living Room
- Modern Kitchen & Bathroom
- Dining Room
- Close To Schools & Shops

36 Heath Road, Wivenhoe, Colchester, Essex. CO7 9PS.

A well presented and extended semi detached home in this popular position just minutes away from good local school, shops, bus routes, Essex University and of course Wivenhoe's brilliant array of pubs, restaurants and conveniences alongside the main line train station with links to London Liverpool Street in just over the hour. This property offers 25' living room, modern kitchen open plan to dining room, three first floor bedrooms, first floor bathroom, generous garden, garage and ample parking.



Property Details.

Ground Floor

Entrance Hall

With window to side, stairs to first floor, doors to.

Living Room



25' 2" x 11' 8" (7.67m x 3.56m) Window to front, glazed french doors to dining room, radiator, feature fireplace, TV point.

WC



Window to side, tiled walls, extractor fan, WC, basin and over head shower.

Kitchen



11' 0" x 9' 0" (3.35m x 2.74m) Window to side, open plan to dining room, fitted units and drawers with work tops over, breakfast bar area, fitted oven and hob with extractor over, spaces and plumbing for further appliances, inset sink and drainer,

Dining Room



14' 0" x 11' 0" (4.27m x 3.35m) Tapering off to 12' with window to side, french doors to rear garden radiator, inset spotlights, TV point.

First Floor

Landing

With window to side, loft access and doors to.

Property Details.

Bedroom



11' 8" x 10' 7" (3.56m x 3.23m) Window to front, radiator and a full length of fitted wardrobes with sliding mirrored doors.

Bedroom



12' 2" x 9' 7" (3.71m x 2.92m) Window to rear, radiator, fitted cupboard.

Bedroom

9' " x 8' 0" (NaNm x 2.44m) Window to front, radiator.

Bathroom



0' 0" x 0' 0" (0.00m x 0.00m) Obscure window to side, P shaped bath with shower screen over, vanity Wc, close coupled WC, tiled walls, heated towel rail.

Outside

Rear Garden



A generous rear garden with patio area, various shrubs and plants, gated side access, personal door to garage, enclosed by fencing and hedging, further patio area at bottom of garden.

Garage and Parking

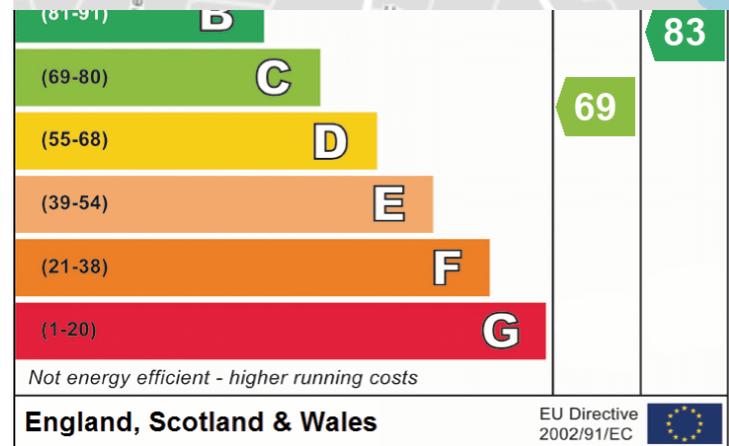
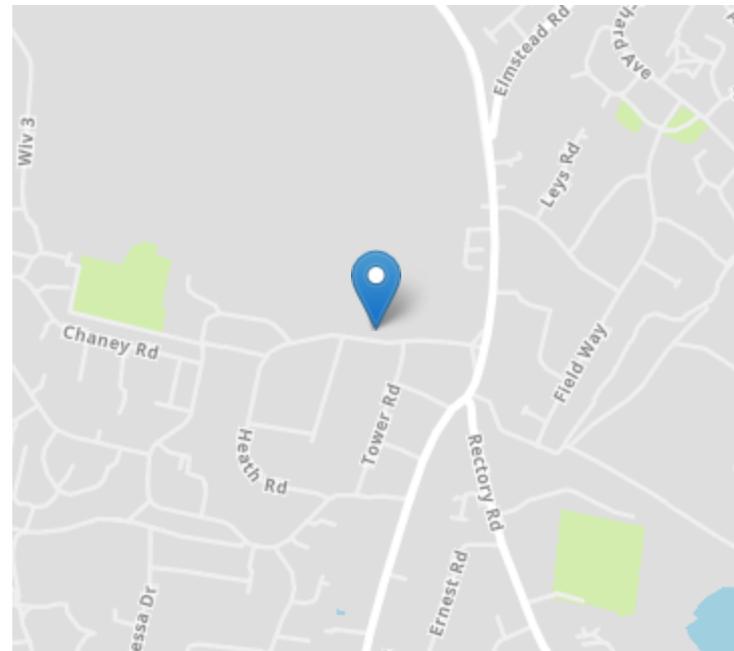
Detached garage with up and over door to front, power and light connected. Hard standing to front with ample space for off road parking.

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.