## michaels property consultants

# Offers In Excess Of £269,995



- Well Presented And Maintained Throughout
- Open Plan Living Dining Area
- Sun Room
- Three Bedrooms
- Garage And Off Road Parking
- Close To Shops And Amenities
- Close To Station
- Newly Fitted Bathroom

# 26 Broome Grove, Wivenhoe, Colchester, Essex. CO7 9QU.

This perfectly positioned three bedroom end of terraced house is located within close proximity of Essex University. It also provides great access to Wivenhoe's local schools, field walks, shops, bus stops and links back into London Liverpool Street from the local train station. Offered with three first floor bedrooms, family bathroom, open pan living/dining room, kitchen, generous rear garden, garage and parking. Early viewings are essential.





### Property Details.

### **Ground Floor**

#### Hallway

6' 0" x 14' 1" (1.83m x 4.29m) Stairs up, access to storage cupboard, door to;

### **Kitchen**



11' 2" x 10' 2" (3.40m x 3.10m) Window to front, radiator, range of eye and low level fitted units with work surface over centre island with storage cupboards and work surface over, Inset sink, space for fridge freezer, low level single oven, gas hob with extractor over, opening to;

### Living/Dining Room



17' 6" x 11' 10" (5.33m x 3.61m) Windows to rear, radiator, wood flooring door to;

#### Sun Room



6' 10" x 5' 9" (2.08m x 1.75m) Windows and door out to garden

### First Floor

### Landing

10' 8" x 6' 1" (3.25m x 1.85m) access to loft and airing cupboard and doors to;

### **Bedroom One**



10' 3" x 10' 3" (3.12m x 3.12m) Window to rear, radiator, access to built in wardrobe.

### Property Details.

### **Bedroom Two**



10' 3" x 6' 11" (3.12m x 2.11m) Window to rear, radiator.

### **Bedroom Three**



9' 11" x 6' 6" (3.02m x 1.98m) Window to front, radiator, built in wardrobe.

### Bathroom



7' 4" x 5' 4" (2.24m x 1.63m) Window to front, fully tiled suite, W/C, wash hand basin, heated towel rail, panelled bath with shower head over.

### Outside

### Garden



The house benefits from a well presented rear garden. fully enclosed by fencing and consisting of small shrubs and bushes around the boarders, as well a lawn and a small patio area. There is a gate at the rear of the property which leads to parking at the back as well access to the end garage.

### **Agents Note**

side space including green house and garden shed, room for side extension STPP.

### Property Details.

### Floorplans

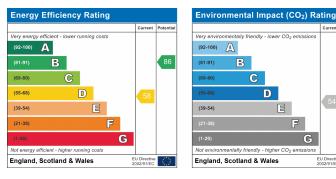


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#### Location



### 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.



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