



- 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 plan 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 borders, 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.

