



- Facing Greensward
- No Onward Chain
- Two Bedrooms
- Garage And Parking
- Modern Kitchen and Bathroom
- Private Garden
- Gas Central Heating
- Close To Essex University

8 Caroline Close, Wivenhoe, Colchester, Essex. CO7 9SD.

Guide Price £270,000 to £280,000 A wonderful bungalow facing greensward in this popular Wivenhoe position close by to Essex University, local shops, water front, quayside and of course Wivenhoe offers excellent commuter links with its mainline station and fast links to London Liverpool Street in just over the hour. This home has no onward chain and offers two bedrooms, shower room, living room, kitchen and garage with parking.



Property Details.

All on One Level

Entrance Porch

Window to front and further door to:

Lounge/Diner



14' 7" x 11' 8" (4.45m x 3.56m) With windows to front and side, radiator and door to:

Hallway

Airing cupboard, loft hatch and doors to:

Kitchen



11' 6" x 7' 3" (3.51m x 2.21m) Window to rear, glazed door to side, tiled floor, fitted units and drawers with worktops over, inset sink and drainer, inset electric hob with extractor over, tiled splashbacks, matching eye level units, fitted oven, space and plumbing for appliances.

Property Details.

Bedroom



11' 9" x 9' 2" (3.58m x 2.79m) Window to front, radiator, fitted wardrobes.

Bedroom

9' 5" x 8' 4" (2.87m x 2.54m) Window to rear, radiator, fitted wardrobes.

Shower Room



Obscure window to rear, vanity wash hand basin, close coupled WC, shower cubicle, tiled splashbacks.

Outside

Rear Garden



All low maintenance being mainly laid with block pavers and patio, enclosed by fencing with various shrubs and plants to boundaries, gated side access.

Garage And Parking



Garage is adjacent to the property in a block with up and over door to front and parking in tandem.

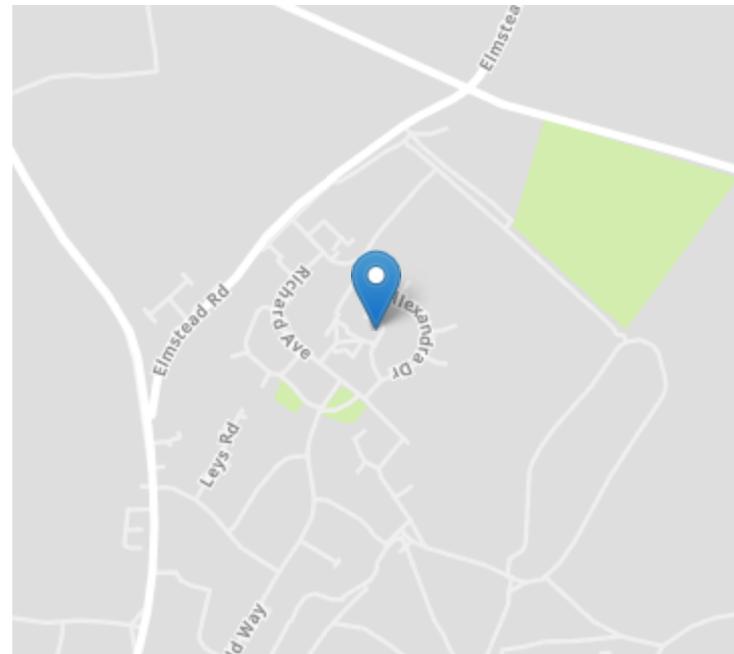
Property Details.

Floorplans



TOTAL FLOOR AREA: 727 sq ft. (67.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floor plan, measurements of spaces or areas shown on this plan are for general guidance only and should not be relied upon for any specific purpose. The actual dimensions and specifications may vary and are given as a guide only. The accuracy of the floor plan is not guaranteed and is subject to change without notice.

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.