



- Detached Bungalow
- Three Bedrooms
- Garage & Parking
- Kitchen/ Breakfast Room
- Lounge
- South Facing Garden
- Cul De Sac Location
- Gas Central Heating & Double glazing

15 Milford Close, Wivenhoe, Colchester, Essex. CO7 9RF.

****Guide Price £325,000-£350,000**** Three bedroom detached bungalow situated in this popular Cul-De-Sac position within Millfields Wivenhoe. Offering three bedrooms, bathroom, kitchen/breakfast room, lounge, garage and driveway along with a wonderful south facing rear garden viewing is advised to see the potential. Wivenhoe offers many excellent facilities to include mainline train station, good bus routes, ample shops and community events and of course the wonderful waterfront and quayside.



Property Details.

Living Accommodation

Entrance Hall

UPVC front door, radiator, loft access.

Kitchen/ Breakfast Room



17' 4" x 8' 3" (5.28m x 2.51m) Narrowing to 4'3 Window to rear and UPVC door.

Lounge



16' 0" x 14' 2" (4.88m x 4.32m) Patio doors to rear, over looking the south facing garden, radiator.

Bedroom One



13' 7" x 10' 2" (4.14m x 3.10m) Double glazed window to front, radiator, wardrobes.

Property Details.

Bedroom Two



10' 4" x 8' 9" (3.15m x 2.67m) Double glazed window to front, radiator, storage.

Bedroom Three

10' 5" x 9' 7" (3.17m x 2.92m) Double glazed window to front, radiator, fitted wardrobe.

Family Bathroom



Double glazed obscure window to side, tiled floor, part tiled walls. shower, low level WC and vanity unit.

Outside

Off Road Parking & Garage

Driveway positioned to the front of the garage. The garage has an up and over door with power.

Rear Garden



A low maintenance rear garden laid to patio and artificial grass, side access to the driveway.

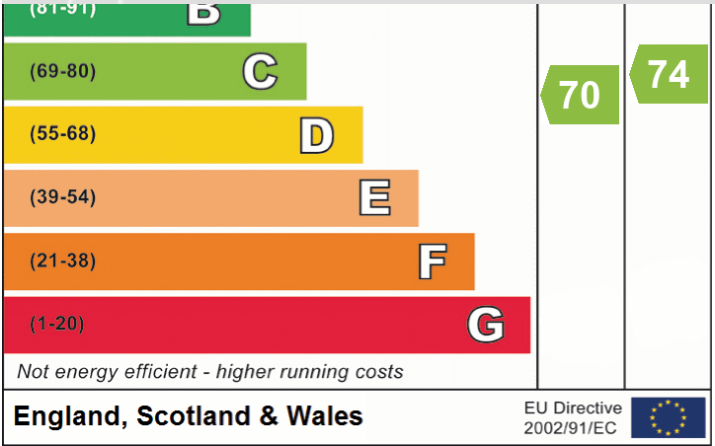
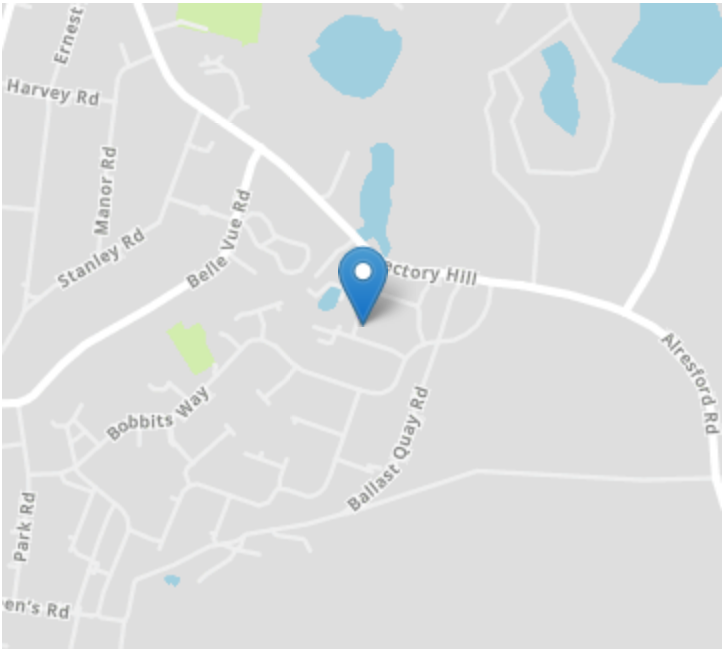
Property Details.

Floorplans



Where necessary, plans have been made to ensure the accuracy of the figures contained herein. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plans for the Building are provided only as a guide to assist in the purchase of the property. The services, systems and appliances shown have not been tested and no guarantee can be given for their operation or accuracy. Plans are not to be used for any other purpose.

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.