



- Chain Free Sale
- Five Bedrooms
- Two Reception Rooms
- Shower Room & Bathroom
- Off Road Parking
- Millfields Catchment
- Private Garden
- Lots Of Potential

### 39 Claremont Road, Wivenhoe, Colchester, Essex. CO7 9NN.

A brilliant semi detached home within easy reach of Millfields school offering versatile space and plenty of further potential. Highlights of the home include living room, ground floor shower room, converted garage which can be used as a bedroom or further reception room, kitchen, dining room, four first floor bedrooms, first floor bathroom, private rear garden, front garden and off road parking. Wivenhoe offers wonderful amenities including mainline train station with fast links to London Liverpool Street Station in just over the hour, various pubs, shops and restaurants and of course the waterfront and quayside. Chain Free Sale.





# Property Details.

## Ground Floor

### Entrance Hall

### Shower Room

### Living Room



14' 6" x 12' 4" (4.42m x 3.76m)

### Dining Room



12' 8" x 9' 2" (3.86m x 2.79m)

## Kitchen



11' 0" x 9' 8" (3.35m x 2.95m)

## Bedroom/Reception

18' 1" x 7' 10" (5.51m x 2.39m)

## First Floor

### Landing

### Bedroom



12' 4" x 11' 2" (3.76m x 3.40m)

# Property Details.

## Bedroom



11' 1" x 9' 9" (3.38m x 2.97m)

## Bathroom



## Outside

## Gardens



## Driveway

## Bedroom



9' 5" x 9' 3" (2.87m x 2.82m)

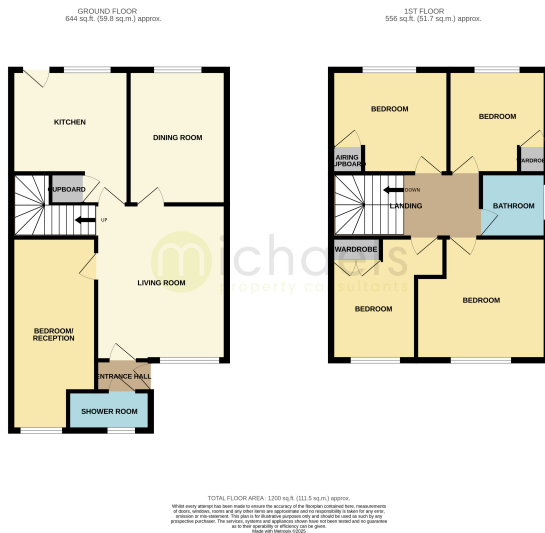
## Bedroom

11' 1" x 8' 0" (3.38m x 2.44m)

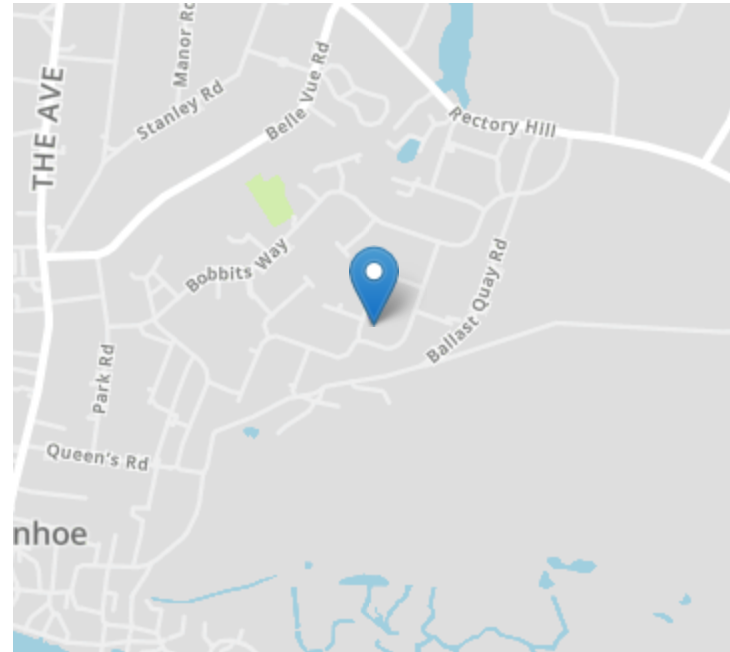


# Property Details.

## Floorplans



## 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.