



- No Onward Chain
- Two Bedroom Semi Detached Bungalow
- Living Room
- Double Glazed & Gas Central Heating
- Off Road Parking
- Garage
- Walking Distance Of Shops

16 Leys Road, Wivenhoe, Colchester, Essex. CO7 9EX.

A well maintained semi detached bungalow on the popular Vine Farm development in Wivenhoe. The bungalow has previously been extended with a conservatory from the kitchen. Highlights include two bedrooms, living room, a well maintained rear garden, garage and plenty of off road parking. Positioned within walking distance to local shops and Essex University, also with easy reach of Wivenhoe Quay and Train Station. Please call for further details.



Property Details.

Living Accommodation

Entrance Hall

UPVC front door, loft access, storage cupboard, radiator.

Lounge



14' 3" x 10' 9" (4.34m x 3.28m) Double glazed window to front, radiator, electric fireplace.

Kitchen



12' 0" x 6' 5" (3.66m x 1.96m) Double glazed window to rear, door to conservatory, wall mounted boiler, fitted kitchen with a range of base units, laminate worktops, inset sink, space for cooker, washing machine, fridge/freezer.

Bedroom One



14' 7" x 9' 11" (4.45m x 3.02m) Double glazed window to front, radiator, wardrobe.

Bedroom Two



9' 6" x 7' 2" (2.90m x 2.18m) Double glazed window to rear, radiator.

Property Details.

Family Shower Room



Double glazed obscure window to rear, towel rail, Velux window, shower enclosure, tiled walls, low level WC and vanity unit.

Outside

Driveway & Garage

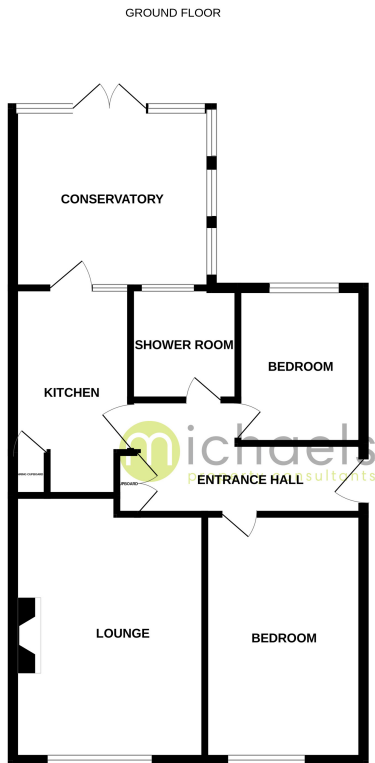
Ample off road parking via the driveway leading to garage with up & over door and power.

Rear Garden

A well maintained rear garden, stocked with mature shrubs, retained by fencing, side access to the driveway.

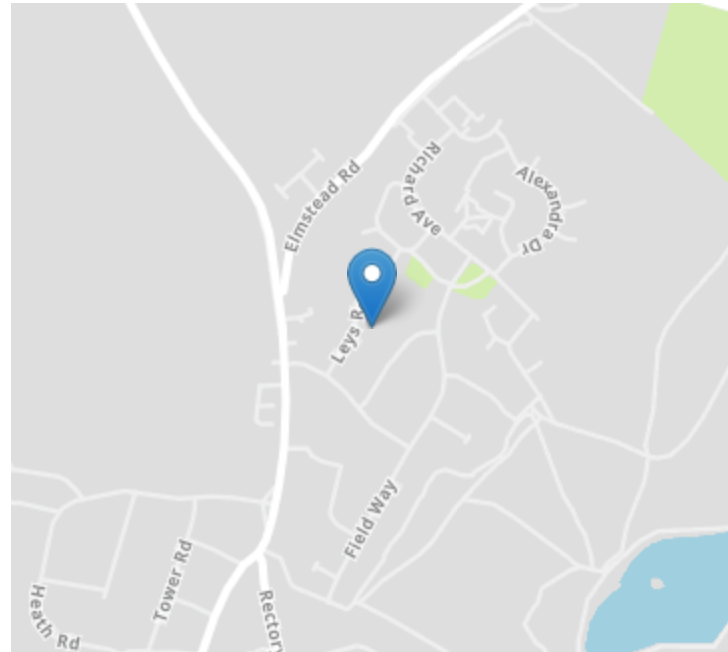
Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.