



- Sought After Position
- Detached Home
- Close to Station and Waterfront
- Three Bedrooms
- Beautiful Garden
- Garage and Parking

## 18 Park Road, Wivenhoe, Colchester, Essex. CO7 9NB.

\*\* Guide price of £350,000 - £370,000\*\* A beautifully presented detached family home in this sought after lower Wivenhoe position and within easy reach of mainline station with fast links to London Liverpool Street in just over the hour and the waterfront/quayside. This wonderfully maintained home offers three first floor bedrooms, first floor bathroom, ground floor cloakroom, lounge, dining room, kitchen, wonderful gardens, garage and driveway. Wivenhoe offers good transport links, local shops, excellent amenities and a vibrant community.



# Property Details.

## Ground Floor

### Entrance Porch



LVT flooring, radiator and doors to.

### Cloakroom



Window to side, LVT flooring, saniflo toilet, vanity wash hand basin Heated towel rail.

### Hallway

Stairs to first floor, radiator, LVT flooring and glazed to lounge.

### Living Room



16' 5" x 11' 6" (5.00m x 3.51m) Window to front, radiator, TV point, feature fireplace with gas fire and glazed door to dining room.

## Dining Room



10' 10" x 8' 8" (3.30m x 2.64m) Patio door to rear, engineered oak flooring, radiator and door to kitchen.

## Kitchen



10' 7" x 10' 1" (3.23m x 3.07m) Window to rear, door to rear, laminate flooring, pantry cupboard, a range of units and drawers with solid wood fronts, worktops over, matching eye level units, space for cooker, space for fridge, space for washing machine and dishwasher, tiled splashbacks, under cabinet lighting.

## First Floor

### Landing



Window to side, airing cupboard and doors to.

# Property Details.

## Bedroom One



11' 7" x 10' 8" (3.53m x 3.25m) Window to front, radiator, wood effect flooring, fitted bedroom furniture.

## Bedroom Two



10' 11" x 10' 4" (3.33m x 3.15m) Window to rear, vanity hand wash basin, radiator.

## Bedroom Three



8' 8" x 8' 5" (2.64m x 2.57m) Window to front, radiator.

## Bathroom



Obscure windows to rear, shower cubicle, panel bath, close coupled WC, vanity wash hand basin, heated towel rail,

## Outside

### Rear Garden



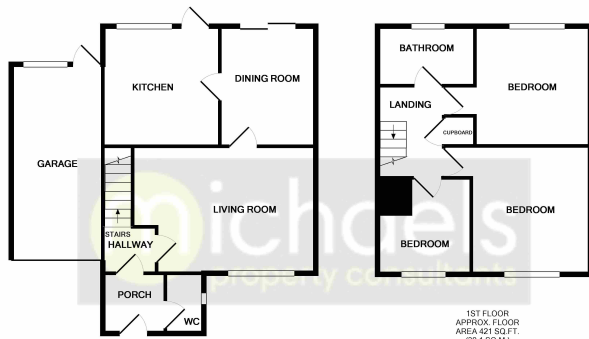
A beautiful garden mainly laid to lawn, garden shed with power & lighting, various trees, shrubs and plants, patio area, personal door to garage with power and lighting.

### Garage and parking

17' 8" x 7' 8" (5.38m x 2.34m) Up and over door to front, power and light connected, window and door to rear. To the front of the property there is a block paved driveway for two vehicles.

# Property Details.

## Floorplans

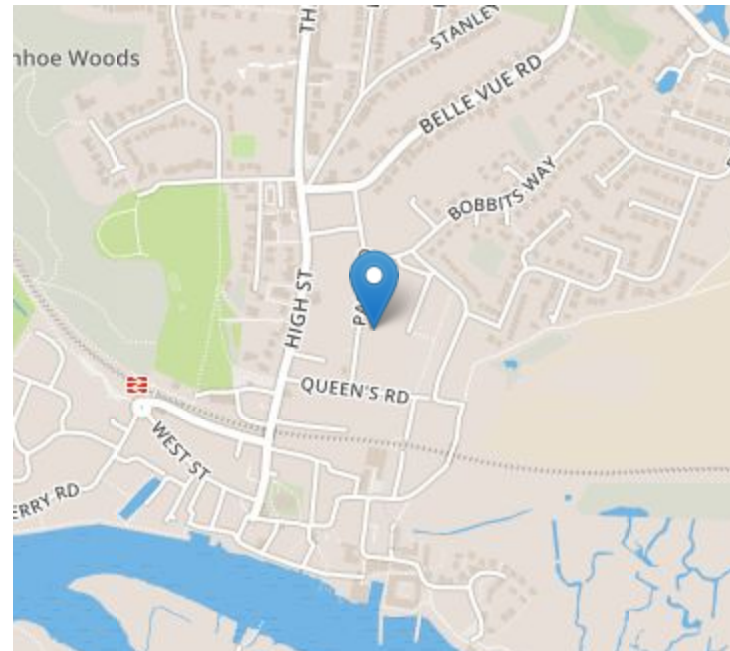


GROUND FLOOR  
APPROX. FLOOR AREA 626 SQ.FT. (58.1 SQ.M.)

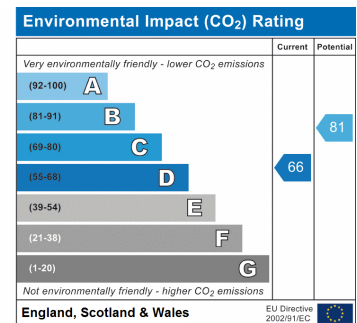
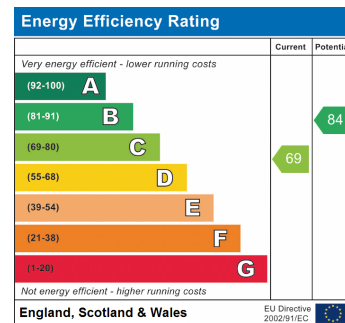
TOTAL APPROX. FLOOR AREA 1047 SQ.FT. (97.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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.