



- No Onward Chain
- Garage and Parking
- Detached Home
- Three Bedrooms
- Close to Schools & University
- Kitchen/Diner
- Ground Floor Cloakroom
- Double Glazed & Gas Central Heating

77 Chaney Road, Wivenhoe, Colchester, Essex. CO7 9RR.

Situated on the Broomgrove Estate offered for sale with no onward chain is this charming detached family home within easy reach of the local school, University and mainline train station with fast links to London Liverpool Street in just over the hour. Accommodation includes a ground floor cloakroom, generous living room, spacious modern kitchen/diner, three first floor bedrooms, family bathroom, great rear garden, garage and off parking. Viewing via appointment only, open event 16.04.22 at 11am via appointment only call the sales team for information 01206 820999.



Property Details.

Ground Floor

Entrance Hall

21' 07" x 3' 06" (6.58m x 1.07m) UPVC front door, with stairs to first floor, radiator, door to garden, radiator and doors to.

Cloakroom

5' 11" x 2' 05" (1.80m x 0.74m) Window to side, wash hand basin, WC.

Living Room



14' 11" x 12' 2" (4.55m x 3.71m) Windows to front and rear, radiator, TV point, granite hearth.

Kitchen/Diner



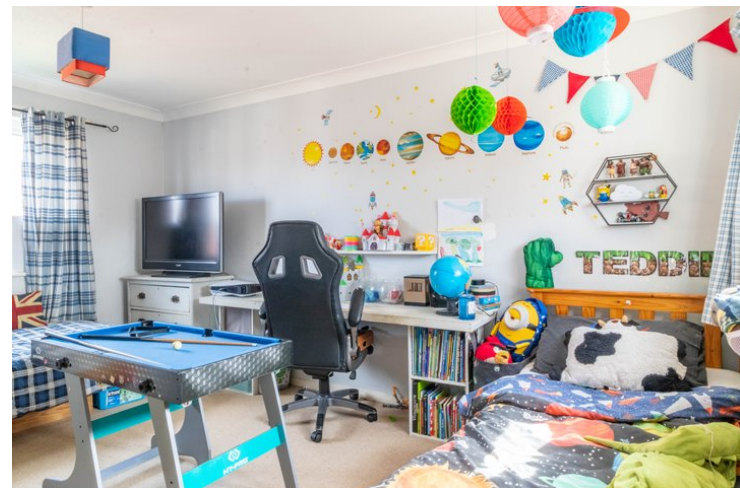
14' 8" x 9' 7" (4.47m x 2.92m) Windows to front and rear, radiator, a range of fitted kitchen cupboards and units with laminate worktops over, inset sink and drainer, inset hob with extractor over, fitted oven, space for washing machine, dish washer and fridge freezer.

First Floor

Landing

12' 10" x 2' 10" (3.91m x 0.86m) Window to rear, radiator, airing cupboard, loft access, doors to:

Bedroom One



14' 8" x 9' 7" (4.47m x 2.92m) Windows to front and rear, radiator.

Property Details.

Bedroom Two



9' 7" x 8' 6" (2.92m x 2.59m) Window to front, radiator, fitted cupboard.

Bedroom Three



9' 7" x 6' 2" (2.92m x 1.88m) Window to front, radiator.

Bathroom



6' 01" x 5' 11" (1.85m x 1.80m) Obscure window to rear, panel bath with shower over, enclosed cistern WC, pedestal wash hand basin, tiled walls, heated towel rail.

Outside

Garage and Parking

Garage offers up and over door to front, power and light connected with off road parking space to front.

Rear Garden

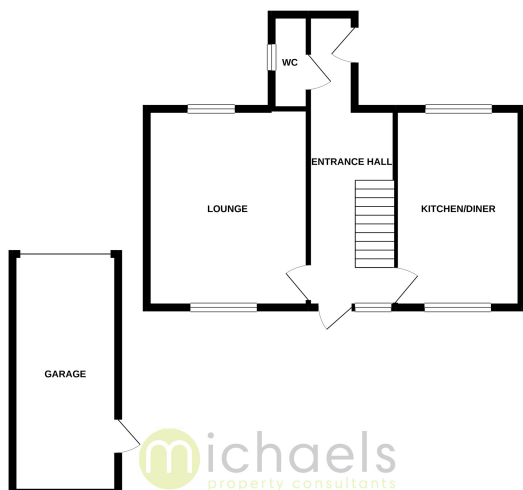


A good sized rear garden, mainly laid to lawn with patio area and all enclosed by panel fencing.

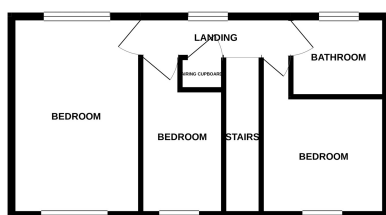
Property Details.

Floorplans

GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.



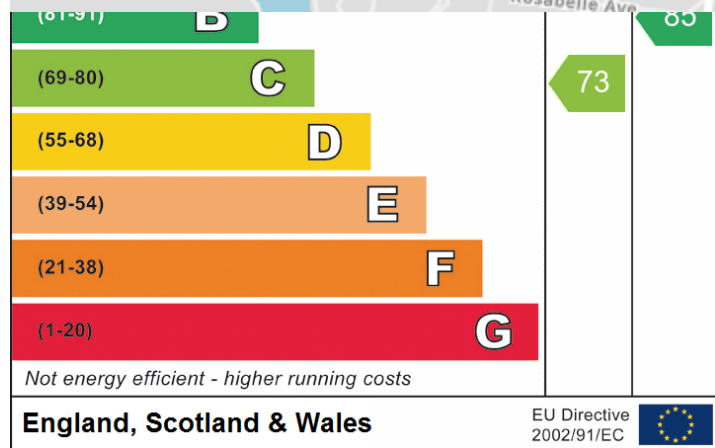
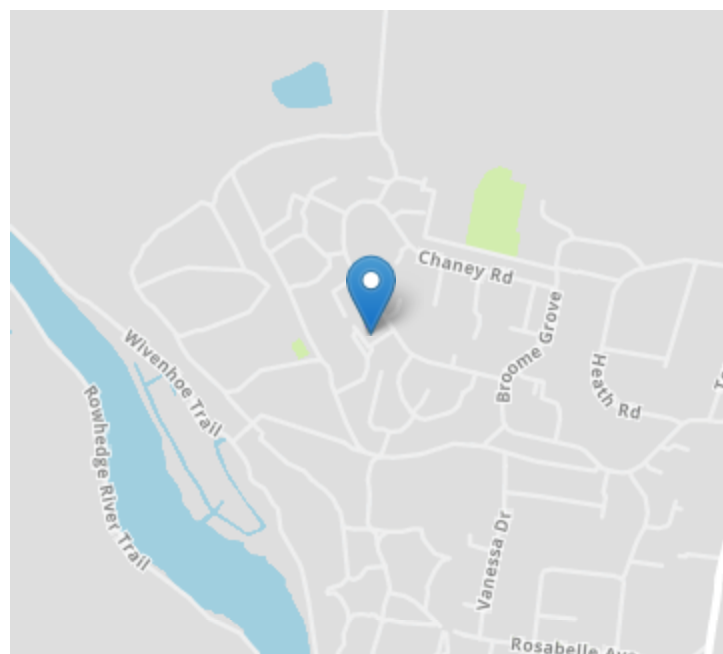
1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 1027 sq.ft. (95.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. Made with Metropix v2020

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.