



- Semi Detached Chalet
- Three Bedrooms
- First Floor Bathroom
- Open Plan Kitchen With Island
- Living Room
- Gas Central Heating & UPVC Windows
- No Onward Chain
- Garage & Off Road Parking
- Enclosed Private Rear Garden

### 13 Lammas Way, Wivenhoe, Colchester, Essex. CO7 9HD.

Guide Price £325,000 to £335,000 Recently updated by the current owners this three bedroom chalet bungalow being offered for sale with no onward chain. The property highlights include, modern first floor bathroom, two double bedrooms with a further option for a ground floor bedroom, modern fitted kitchen with island and open plan dining room, living room with patio doors opening onto the rear garden. The property also offers further potential for a ground floor cloakroom the layout has been created, however the fittings have not been installed. Viewing advised to see the property's full potential.





# Property Details.

## Ground Floor

### Entrance Hall

UPVC front door, stairs to first floor.

### Ground Floor Bedroom/ Reception Room



11' 7" x 10' 7" (3.53m x 3.23m) Double glazed window to front, radiator.

### Potential WC

7' 09" x 4' 10" (2.36m x 1.47m) A blank canvas ready to create a WC.

### Kitchen/ Dining Room



11' 7" x 10' 7" (3.53m x 3.23m) Double glazed window to side, radiator, open plan, storage cupboard housing boiler, fitted kitchen including a range of wall and base units, laminate worktop, island, integrated sink, oven, gas hob, space for American style fridge/freezer.

## Reception Room



14' 02" x 10' 10" (4.32m x 3.30m) Double glazed window to side, radiator, patio door opening onto the garden.

## First Floor

### Landing

Loft access, doors leading to:

### Bedroom



11' 7" x 11' 7" (3.53m x 3.53m) Double glazed window to front, radiator, eaves storage.

# Property Details.

## Bedroom



11' 5" x 8' 0" (3.48m x 2.44m) Double glazed window to rear, radiator, eaves storage.

## First Floor Bathroom



8' 0" x 4' 7" (2.44m x 1.40m) Double glazed obscure window to side, towel rail, low level WC, panelled bath, vanity unit.

## Outside

### Rear Garden



Mainly laid to lawn, patio area, retained by fencing.

### Off Road Parking & Garage

Driveway to the front aspect and lawn area, garage with power.

# Property Details.

## Floorplans

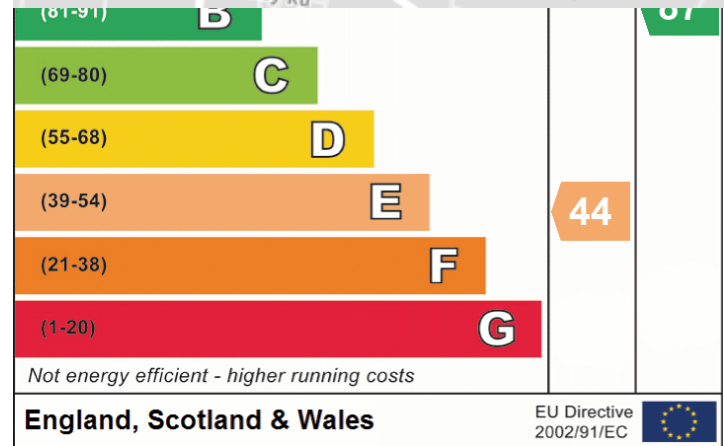
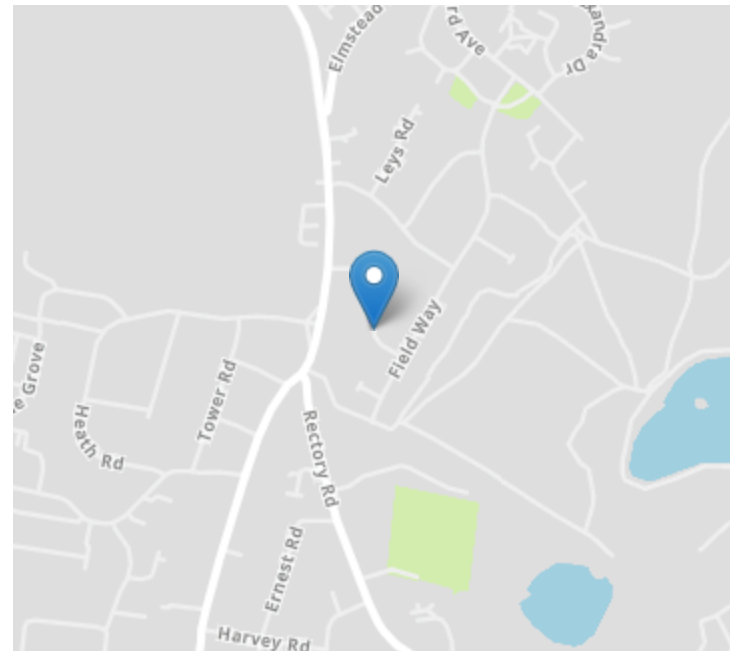


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TOTAL FLOOR AREA: 1041 sq ft (96.7 sq m) APPROX.

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## 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.