



- Semi Detached House
- Three Bedrooms
- Garage & Parking
- No Onward Chain
- Living Room
- Gas Central Heating & Double Glazing
- Walking Distance Of Essex University
- Generous Garden

24 Richard Avenue, Wivenhoe, Colchester, Essex. CO7 9JQ.

Offered for sale with no onward chain, this three-bedroom property with garage and parking. This semi-detached home is ideal for a family, first-time buyers or investor being within walking distance of Essex University. throughout, includes kitchen, living room, ground floor bathroom, three first floor bedrooms along with garage, parking and generous rear garden. Situated within great access to Wivenhoe amenities, Essex University and mainline train station. Viewing highly advised to fully appreciate what this property has to offer.



Property Details.

Ground Floor

Entrance Hall

UPVC front door, tiled floor, stairs leading to first floor.

Kitchen



12' 04" x 8' 04" (3.76m x 2.54m) Double glazed window to front, fitted kitchen including a range of base units/draws and wall units, laminate worktop, stainless steel sink with left hand draining board, space for oven washing machine, fridge/freezer.

Living Room



14' 06" x 12' 01" (4.42m x 3.68m) Double glazed French doors to rear and radiator.

Bathroom



Double glazed obscure window to front, radiator, tiled walls, low level WC, wash hand basin, paneled bath with over head shower.

First Floor

Landing

6' 06" x 5' 0" (1.98m x 1.52m) Loft access, Doors leading to:

Property Details.

Bedroom



14' 07" x 9' 01" (4.45m x 2.77m) Double glazed window to front, radiator, storage cupboard. wardrobe.

Bedroom



9' 02" x 6' 11" (2.79m x 2.11m) Double glazed window to rear, radiator.

Outside

Outside

Rear Garden



Off road parking via the driveway which leads to the garage with up & over door, the garage has light and power.

Rear Garden

A well maintained rear garden mainly laid to lawn , patio area and retained by fencing.

Off Road Parking & Garage

A well maintained rear garden mainly laid to lawn, patio area, retained by fencing.

Property Details.

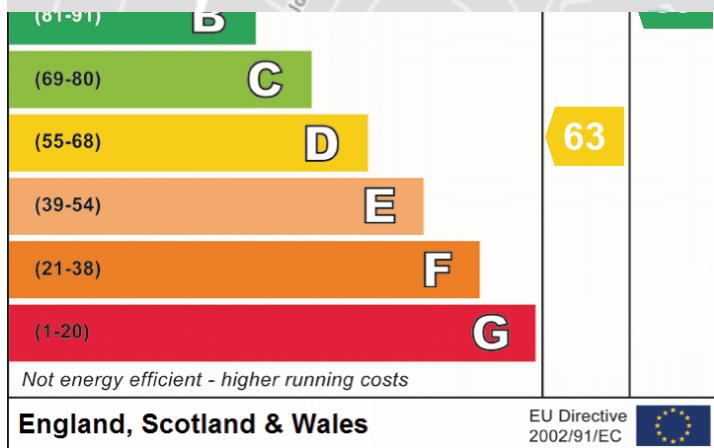
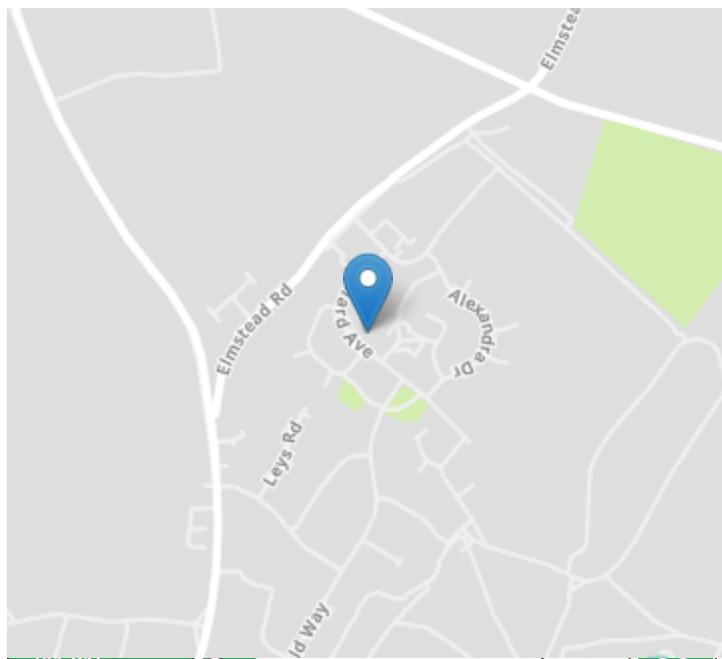
Floorplans



richards
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TOTAL FLOOR AREA: 705 sq.ft. (65.3 sq.m.) approx.
Whilst every effort 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 errors or inaccuracies. The floorplans are for general information only and should not be relied upon for precise purchases. The floorplans are not to scale and are provided for guidance as to their general layout and configuration.

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.

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