



- Semi Detached Property
- House Of Multiple Occupancy
- Off Road Parking
- Ground Floor Shower Room
- Ground Floor Bedroom
- Chain Free Sale
- Close To University Of Essex

32 Vanessa Drive, Wivenhoe, Colchester, Essex. CO7 9PB.

A purposefully extended and converted home in this sought after Wivenhoe position close by to the Wivenhoe trail, Essex University, mainline station, local shops, restaurants and the wonderful waterfront. Set up as a House of Multiple Occupancy (HMO) but can easily be used as a straight forward family home. On the first floor there are four bedrooms, shower room and cloakroom, on the ground floor there is a lounge, kitchen/Diner, shower room, utility cupboard, ample storage and further bedroom. Outside there is off road parking and rear garden. Chain Free.



Property Details.

Ground Floor

Entrance Hall

With radiator, under stairs storage cupboard, storage cupboard, doors to:

Lounge



10' 4" x 15' 8" (3.15m x 4.78m) With window to front, radiator, door to inner hallway.

Lobby

With stairs rising to first floor, storage cupboard, door to kitchen/Diner.

Kitchen/Diner



15' 7" x 9' 11" (4.75m x 3.02m) With two windows and door to rear, radiator, a range of new modern high gloss eye level and base units with drawers and worktops and upstand over, cooker with gas hob and extractor over, integrated dishwasher and washing machine, fridge/freezer.

Utility Cupboard

Space for free standing washing machine and tumble dryer

Shower Room



Single shower cubicle, Wash hand basin, W/C

Bedroom



14' 0" x 8' 5" (4.27m x 2.57m) Window to rear, radiator single patio door to rear garden.

First Floor

Landing

radiator, storage cupboard, loft access, doors to:

Property Details.

Bedroom



11' 8" x 10' 5" (3.56m x 3.17m) Window to front, radiator and access to airing cupboard.

Bedroom



12' 3" x 8' 8" (3.73m x 2.64m) Window to rear, radiator, access to storage cupboard.

Bedroom



12' 11" x 6' 9" (3.94m x 2.06m) Window to rear and radiator.

Bedroom

11' 10" x 10' 7" (3.61m x 3.23m) L shaped Room Window to front, and radiator.

Shower Room



A wetroom with an obscure window to side, fully tiled walls, walk in shower cubicle, wash hand basin.

Cloakroom

With obscure window to side, half tiled walls, close coupled WC.

Outside

Garden



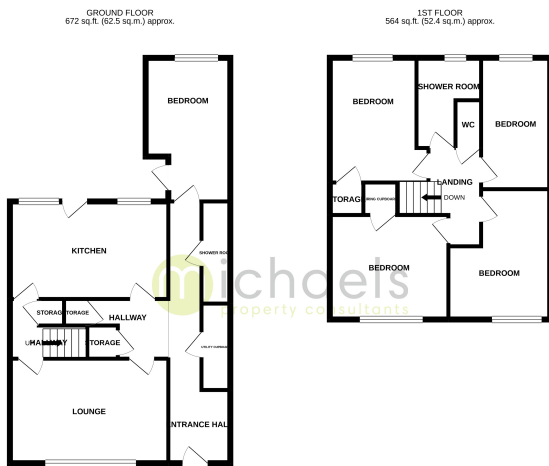
A good sized rear garden with a patio area, lawn, shed to remain, enclosed by fencing with side access.

Parking

Hard standing with gates providing off road parking.

Property Details.

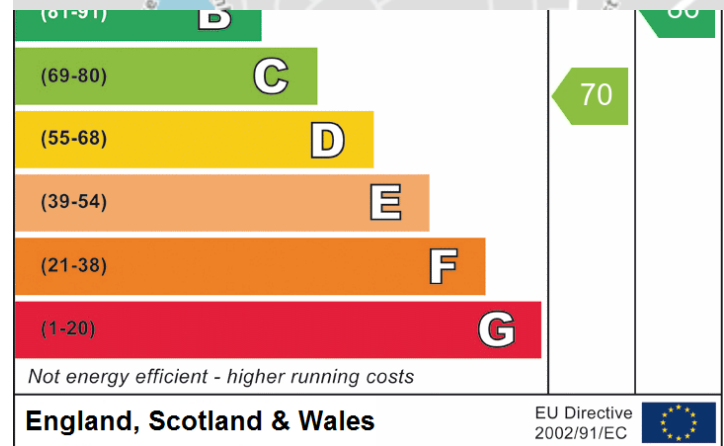
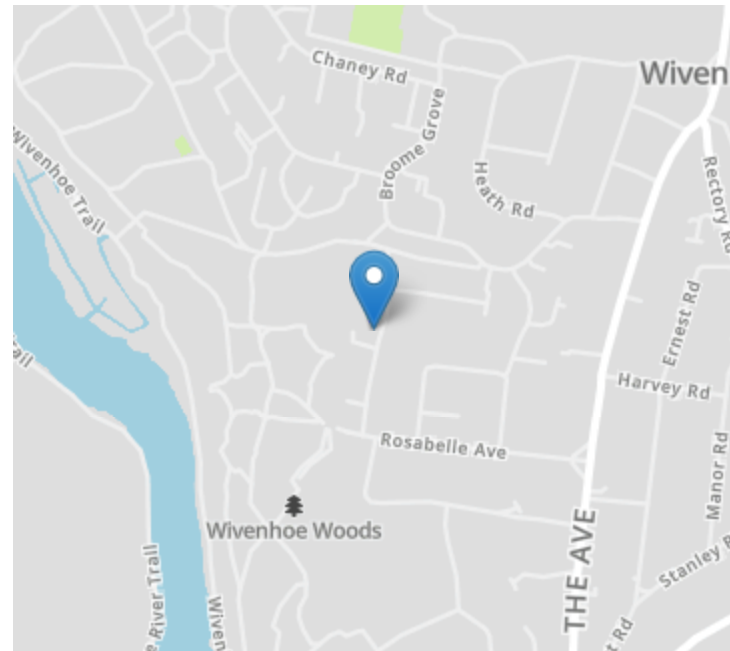
Floorplans



michaels
property consultants

TOTAL FLOOR AREA: 1226 sq ft (114.9 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.