# michaels property consultants

# £425,000



- Chain Free Sale
- Detached Home
- Four Bedrooms
- En-Suite and Bathroom
- Generous Lounge/Diner
- Garage and Parking

### 51a Rectory Road, Wivenhoe, Colchester, Essex. CO7 9ER.

A wonderful four bedroom detached home in this sought after Wivenhoe position. Sitting in a mature plot and offering excellent family space to include the four good sized bedrooms, en-suite to master, family bathroom, large L shaped lounge/diner, cloakroom, lobby, kitchen, garage, parking and gardens. A short walk away are good local amenities, pubs, restaurants, bus routes, Essex University, mainline train station and of course the waterfront and quayside. Chain Free.



Call to view 01206 820999



# Property Details.

#### Ground Floor

Entrance Lobby



12' 12" x 6' 8" (3.96m x 2.03m) Velux window, radiator, doors to;

#### Ground Floor WC

4' 7" x 5' 0" (1.40m x 1.52m) Velux window, W/C, Wash hand basin.

#### Kitchen

12'0" x 11'5" (3.66m x 3.48m) Windows to front, range of eye and low level fitted units with work surfaces over, inset sink, free standing range cooker to remain (STN) and extractor over, free standing fridge freezer to remain (STN), space for free standing dishwasher, washing machine.

#### Lounge/Diner





22' 10" x 20' 10" (6.96m x 6.35m) Windows to side, sliding patio doors out to rear, radiator, gas fire place.

#### First Floor

#### Landing

loft access and storage cupboards access, doors to;

#### Bedroom One



11'9" x 11'9" (3.58m x 3.58m) Window to front, radiator, and door to;

#### En-Suite



fully tiled suit, wash hand basin, heated towel rail, W/C, single shower cubicle.

#### Bedroom Two



15' 1" x 8' 10" (4.60m x 2.69m) Window to front, radiator.

# Property Details.

#### Bedroom Three



11' 10" x 9' 1" (3.61m x 2.77m) window to rear, radiator and built in wardrobe.

Bedroom Fou



9' 3" x 7' 10" (2.82m x 2.39m) window to rear, radiator and built in wardrobe.

Bathroom



Window to side, radiator, W/C, Wash hand basin, single panelled bath with over head shower and screen.

Outside

arden



The house benefits from a well proportioned rear garden. It's fully enclosed by fencing and has a side gate to allow access from front to rear. Consisting of mature trees, bushes, and various other plants its a well established space to be in. There is an area that has been slabbed creating a patio area as well as a section that has been laid to lawn.

#### Garage and parking

To the front of the house there is a driveway providing off road parking for numerous vehicles as well as a garage with full power and lighting connected.

### Property Details.

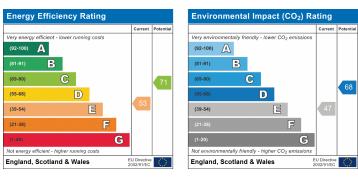
### Floorplans



While every adverge has been made to ensure the accur of doors, sendence, scores and any affect terms are approomission or min-statement. This plan is for insuratively promentation and how, the services, systems and applia 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.



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