



- Three Bedrooms
- Semi Detached House
- Accommodation Across Three Floors
- Extended
- Bi Fold Doors To The Rear Garden
- Modern Open Plan Kitchen
- Family Bathroom & Cloakroom
- Off Road Parking & Garage

**91 Richard Avenue, Wivenhoe,
Colchester, Essex. CO7 9HY.**

Beautifully presented this three bedroom semi-detached house with living accommodation over three floors. Recently improved by the current owners with a ground floor extension including bi folding doors, kitchen island, separate reception room, WC, three bedrooms and family bathroom. Conveniently located within easy reach to Essex University, Railway Station, and High Street, great pubs, Viewing highly advised to fully appreciate what the property has to offer.



Property Details.

Ground Floor

Entrance Hall

4' 09" x 4' 03" (1.45m x 1.30m) UPVC front door opening onto the hall.

Living Room



14' 2" x 11' 8" (4.32m x 3.56m) Double glazed window to front, paneled feature wall, electric fireplace with surround.

Kitchen



15' 1" x 9' 9" (4.60m x 2.97m) Inset lights, a modern fitted kitchen including island with breakfast bar, range of wall and base units, wall mounted oven and cooker, laminate worktop, inset sink with right hand drainer, induction hob, fridge/ freezer.

Diner

14' 09" x 8' 9" (4.50m x 2.67m) Roof Lantern, bifold doors opening onto the garden, UPVC side door, dining area.

Cloakroom

Tiled floor, low level WC, wash hand basin.

First Floor

Landing

17' 01" x 3' 01" (5.21m x 0.94m) Double glazed windows to rear and side, radiator, storage over stairs, stairs raising to 2nd floor.

Bedroom Two



11' 05" x 8' 09" (3.48m x 2.67m) Double glazed window to rear, radiator, space for double bed and furniture.

Bedroom Three



12' 0" x 8' 09" (3.66m x 2.67m) Double glazed window to front, radiator, space for double bed and furniture.

Property Details.

Family Bathroom



9' 10" x 6' 10" (3.00m x 2.08m) Double glazed frosted window to front, towel rail, wash hand basin, low level WC, panelled bath with over head shower, herringbone flooring.

Rear Garden



A well maintained rear garden with porcelain tile patio area, remainder laid to lawn, pergola, side door to garage, retained by privacy fencing.

Second Floor

Bedroom One



16' 08" x 11' 05" (5.08m x 3.48m) Velux window to front and double glazed window to rear, space for bedroom furniture, fitted wardrobes and eaves storage.

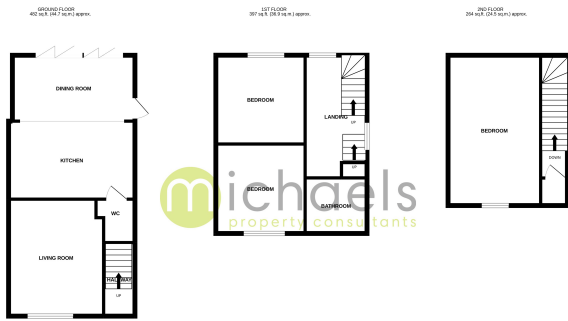
Outside

Off Road Parking & Garage

Concrete hard standing driveway to the side of the property, low level brick wall to the front separating the pathway from the property, garage with up and and over door.

Property Details.

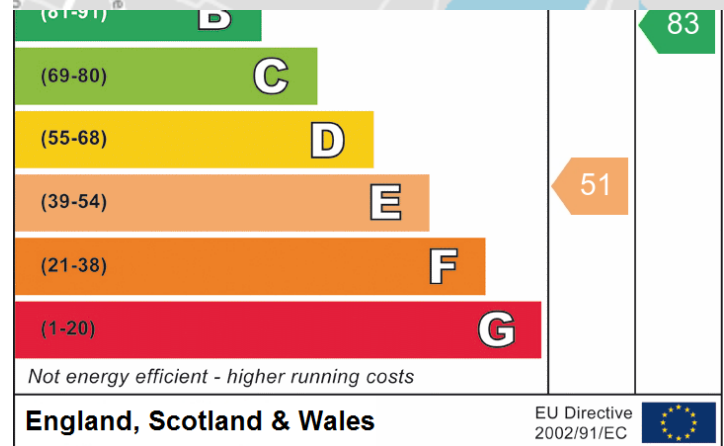
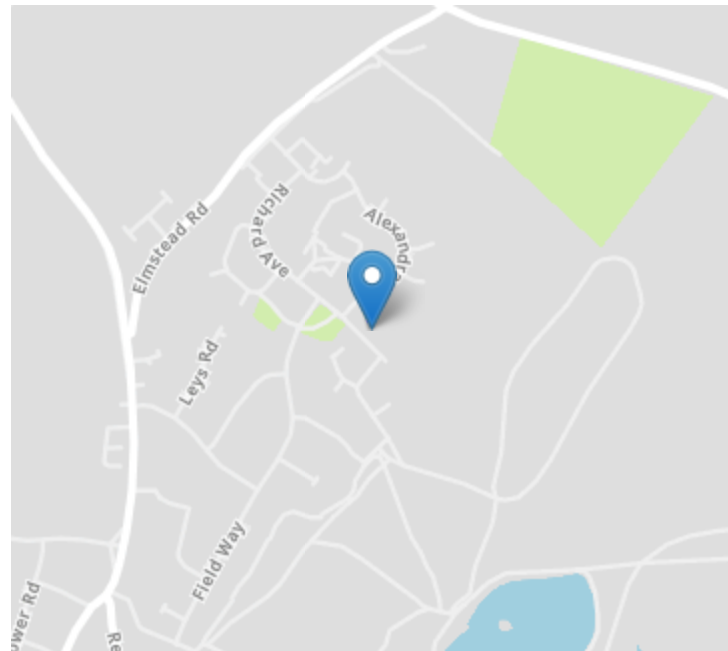
Floorplans



michaels
property consultants

TOTAL FLOOR AREA - 103 sq m (1092 sq ft) approx.
When energy ratings have been calculated the accuracy of the figures contained here, measurement of space, volume, areas and the other data are approximate and do not necessarily comply with any other provision of the regulations. The data is for general guidance only and should not be used as a basis for production purposes. The services, systems and appliances shown may not have been tested and are provided as a guide only. For more information on energy ratings, visit www.gov.uk

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.