



- Detached Family Home
- Living Room
- Off Road Parking & Garage
- Dining Room
- Kitchen
- Four Bedrooms
- First Floor Bathroom
- Requires Modernisation
- No Onward Chain

12 Friars Close, Wivenhoe, Colchester, Essex. CO7 9NW.

Michaels Property Consultants are pleased to offer for sale this four bedroom detached home. The property is ideally situated in the Millfield's catchment along with being conveniently located to the nearby mainline train station and Wivenhoe Quay. The property highlights include four double bedrooms, private rear garden, garage and off road parking, open plan living room/diner, cloakroom and first floor bathroom. Requiring updating throughout, viewing highly advised to see the properties full potential.



Property Details.

Ground Floor

Entrance Hall

UPVC front door

WC

Window to front, WC, wash hand basin and radiator.

Living Room



15' 2" x 12' 2" (4.62m x 3.71m) Double glazed window to front, radiator, log burner.

Dining Room

12' 5" x 9' 09" (3.78m x 2.97m) Double glazed French doors to rear, radiator, serving hatch.

Kitchen



12' 09" x 11' 3" (3.89m x 3.43m) Double glazed window to rear, UPVC door, fitted kitchen including wall and base units, laminate worktop, stainless steel sink, L hand drainer, space for washing machine, dish washer, fridge/freezer.

First Floor

Landing

Bedroom One



12' 7" x 10' 10" (3.84m x 3.30m) Double glazed window to front, radiator.

Bedroom Two



10' 11" x 9' 7" (3.33m x 2.92m) Double glazed window to rear, radiator, storage cupboard.

Property Details.

Bedroom Three



9' 7" x 9' 0" (2.92m x 2.74m) Double glazed window to rear, radiator, storage.

Bedroom Four

10' 10" x 8' 4" (3.30m x 2.54m) Double glazed window to front, radiator, wardrobe.

Family Bathroom



Double glazed obscure window to side, towel rail, tiled walls, inset lights, vanity unit with WC, L shaped bath with over head shower.

Outside

Garage & Off Road Parking

Off road parking to the front, leading to garage with up & over door, power and light.

Rear Garden



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

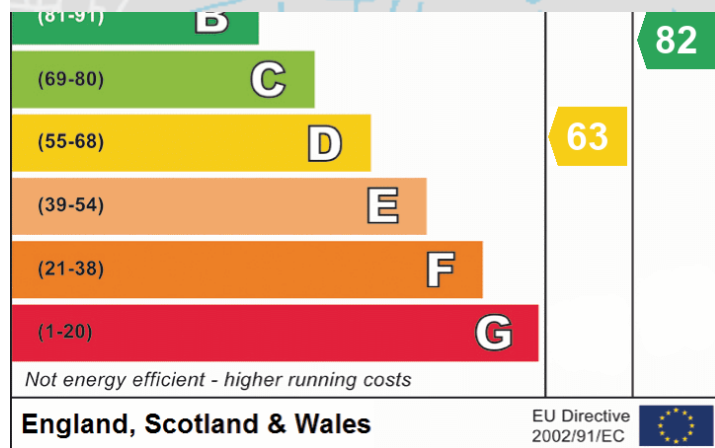
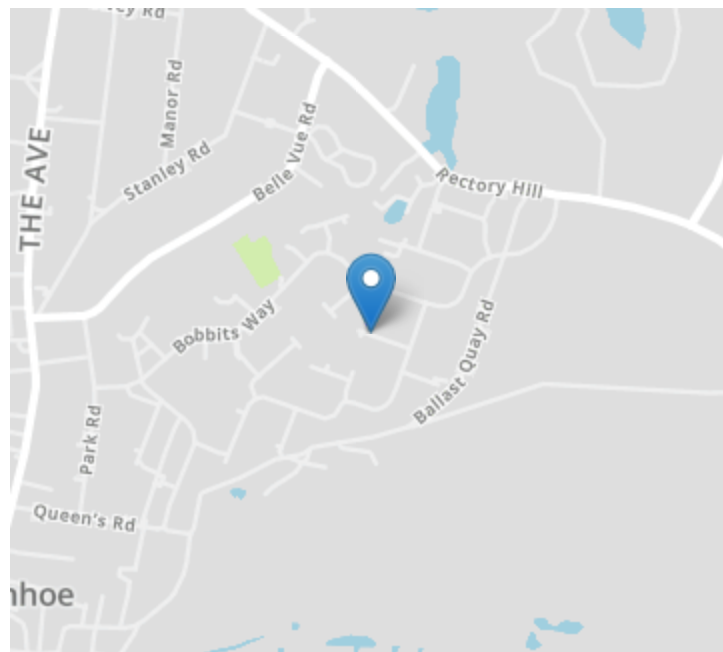
Property Details.

Floorplans



We believe every attempt has been made to ensure the accuracy of the floorplans contained herein. Measurements of spaces are given rounded up to the nearest millimetre and distances are given rounded up to the nearest centimetre. The accuracy of the floorplans and distances has not been tested and no guarantee is made with respect to them.

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.