



- Detached Bungalow
- Garage and Off Road Parking
- Pleasant Garden
- Three Bedrooms
- Spacious Living Area
- Close To Shops And Amenities
- Millfields Catchment
- Station Access
- Ample Built in Storage

15 Claremont Road, Wivenhoe, Colchester, Essex. CO7 9NN.

This detached bungalow is situated along a quiet road within Millfields catchment in Wivenhoe. Wivenhoe itself offers a array of different shops, pubs, access to its train station which provide fast links into London Liverpool Street. Internally the property offers three bedrooms, bathroom, kitchen which opens up onto a dining area, large separate living room, garage and driveway and wonderful gardens. Call for further information.



Property Details.

Ground floor

Hallway

Loft access, radiator and doors to;

Kitchen



14' 3" x 15' 7" (4.34m x 4.75m) opening through to conservatory, range of eye and low level fitted units with work surface over, built in single oven with gas hob and extractor over, inset sink, built in dishwasher, space for washing machine and tumble dryer.

Conservatory/ Dining Room



15' 2" x 10' 2" (4.62m x 3.10m) Windows over looking the garden, patio doors to rear, radiator and internal door to garage.

Living Room



15' 11" x 14' 4" (4.85m x 4.37m) Window to rear, radiator, gas fire place.

Bedroom one



15' 7" x 9' 11" (4.75m x 3.02m) Bay window to front, radiator, built in wardrobes.

Property Details.

Bedroom Two



9' 5" x 8' 7" (2.87m x 2.62m) Window to front, radiator, access to built in storage.

Bedroom Three



10' 1" x 7' 5" (3.07m x 2.26m) Window to front, radiator built in wardrobe.

Bathroom

Window to side, tiled suite, radiator, wash hand basin, roll top bath, single shower cubicle and W/C

Outside

Garden



The bungalow itself boasts well looked after and attractive rear garden. Fully enclosed by fencing, with a side gate providing access, mostly laid to lawn and with borders consisting of small trees, shrubs and bushes. As you step out of the patio doors from the conservatory there is a patio area, which is ideal for outside seating.

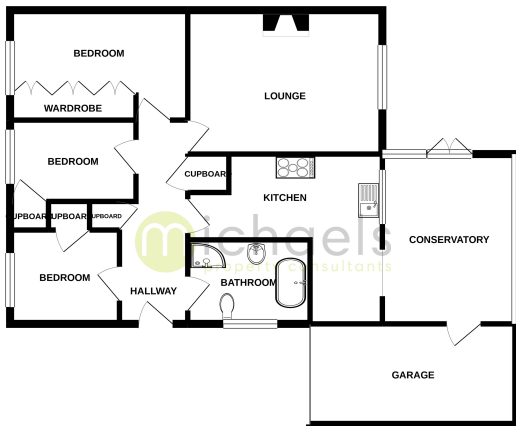
Parking

There is off road parking for a couple of vehicles as well as a garage with full power and lighting.

Property Details.

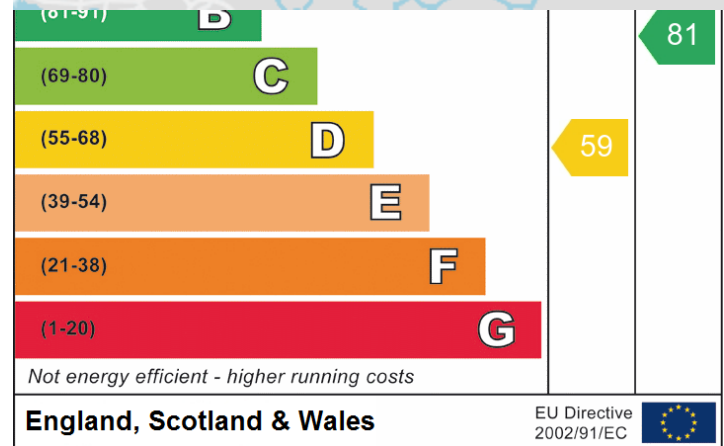
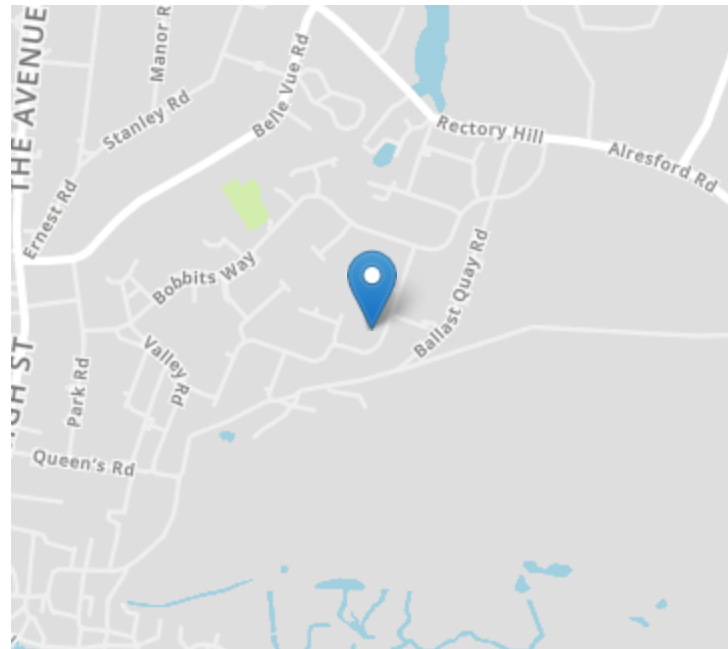
Floorplans

GROUND FLOOR
860 sq.ft. (79.9 sq.m.) approx.



TOTAL FLOOR AREA: 860 sq ft (79.9 sq m) approx.
We will accept no liability for errors or omissions in this plan. The plan is for guidance 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. Made with the help of CML for plan.

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.