

# £299,995



- Three Bedroom Semi Detached House
- Ample Off Road Parking
- Generous Rear Garden
- Extended
- Close To Essex University
- Station Access
- Close To Schools & Shops

# 118 Heath Road, Wivenhoe, Colchester, Essex. CO7 9PX.

Positioned centrally in Wivenhoe is this spacious three bedroom semi-detached house with excellent access to the villages vast array of local shops, good schooling, various pubs/restaurants and of course the mainline train station with links to London Liverpool Street. Offering three bedrooms, living/dining room, kitchen, large family room that overlooks the garden, first floor bathroom, incredibly spacious rear garden, off road parking for numerous vehicles. To appreciate everything this property has to offer, please do not hesitate to contact our branch.





# Property Details.

### **Ground Floor**

### Hallway

 $7'5" \times 9'6"$  (2.26m x 2.90m) Radiator, and doors to;

### **Kitchen**



9' 11" x 9' 6" (3.02m x 2.90m) Window to front, Range of eye and low level fitted units with work surface over, inset sink, space for washing machine, dishwasher, fridge, eye level single oven and grill, seperate hob with extractor over, door to lean to;

#### Lean to

10' 11" x 7' 11" (3.33m x 2.41m) Wooden construction, door out to side of house.

## **Living/Dining Room**



12' 8" x 16' 8" (3.86m x 5.08m) Doors out to family room, radiator, brick built fire place.

### **Family Room**



 $23' 7" \times 12' 1" (7.19m \times 3.68m)$  Inset spot lighting, radiator Windows and double doors to rear, single door to lean to:

### Lean To

10' 11" x 8' 4" (3.33m x 2.54m) Wooden and brick construction, full power and lighting, door out to side of house.

### First Floor

### landing

Loft access and doors to;

# Property Details.

#### **Bedroom One**



 $12'7" \times 9'4"$  (3.84m x 2.84m) Window to rear, radiator, wall mounted wardrobes and storage cupboards.

### **Bedroom Two**



8' 1" x 12' 9" (2.46m x 3.89m) Window to rear, radiator.

### **Bedroom Three**

 $10' 8" \times 7' 6"$  (3.25m x 2.29m) Window to front, radiator.

### **Bathroom**



Window to side, panelled bath, shower cubicle, wash hand basin, W/C, access to airing cupboard.

### Outside

### Garden



As previously mentioned the property sits on large plot, allowing the opportunity for any owner to be able to extend and adapt the house (STPP) Fully enclosed by fencing, and consisting small tress, plants, bushes, sections of patio and decking.

To the front of the house there is a large driveway providing off road parking for numerous vehicles.

# Property Details.

### Floorplans



### 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.

