



- 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" x 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, separate 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" x 12' 1" (7.19m x 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" x 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" x 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 trees, 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.

