



- Two Bedroom Bungalow
- Detached
- Garage & Driveway
- Offered For Sale With No Onward Chain
- Gas Central Heating
- Sought After Location
- Private Rear Garden
- Sun Room
- Shower Room

16 Paddock Way, Wivenhoe, Colchester, Essex. CO7 9HL.

Offered for sale with no onward chain, tucked away towards the end of a small cul-de-sac in this quiet position close to open fields and countryside walks sits this well kept and beautifully presented detached bungalow. Offering two bedrooms, spacious living room, kitchen, sun room, shower room, garage, driveway and well kept front and rear garden. Positioned within easy reach of local shops, bus routes, pubs, train station, and of course Wivenhoe's waterfront and quayside. **Guide Price £300,000 - £320,000**.



Property Details.

Living Accommodation

Entrance Hall

Composite front floor, radiator, loft access, tiled floor.

Living Room



18' 11" x 10' 04" (5.77m x 3.15m) Double glazed window to front, radiator, electric fire.

Bedroom/ Dining Room



10' 0" x 9' 05" (3.05m x 2.87m) Double glazed window to front, radiator, currently used as dining room but can be turned back into the 2nd bedroom.

Kitchen



11' 04" x 10' 02" (3.45m x 3.10m) Double glazed window to rear & door, fitted kitchen including a range of wall and base units, tiled splash back, tiled floor, laminate worktop, integrated cooker, hob, over head fan, space for fridge/freezer and dishwasher, pantry style cupboard.

Bedroom



14' 11" x 11' 0" (4.55m x 3.35m) Double glazed window to rear, radiator and fitted wardrobe.

Property Details.

Shower Room



7' 08" x 6' 08" (2.34m x 2.03m) Double glazed obscure window to side, tiled floor, towel rail, corner shower enclosure, tiled walls, wash hand basin, low level WC.

Sun Room



9' 08" x 9' 01" (2.95m x 2.77m) Windows to side and rear, tiled floor, door to garage, views onto the rear garden.

Outside

Off Road Parking & Garage



Off road parking to the side of property leading to the garage, low maintenance driveway.

Rear Garden

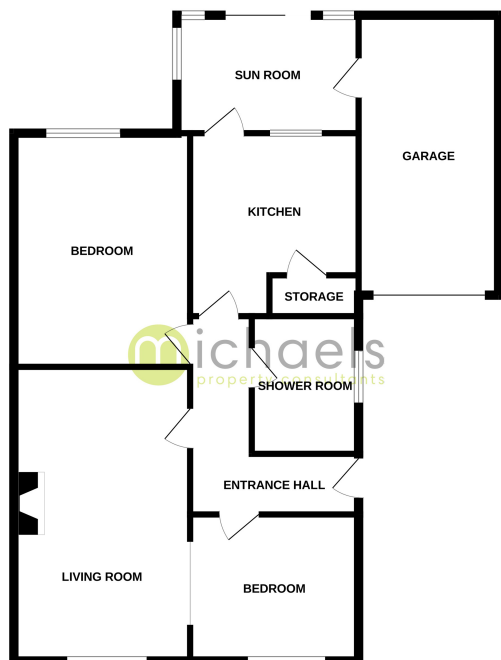


A private rear garden retained by fencing, mainly laid to lawn with a patio area.

Property Details.

Floorplans

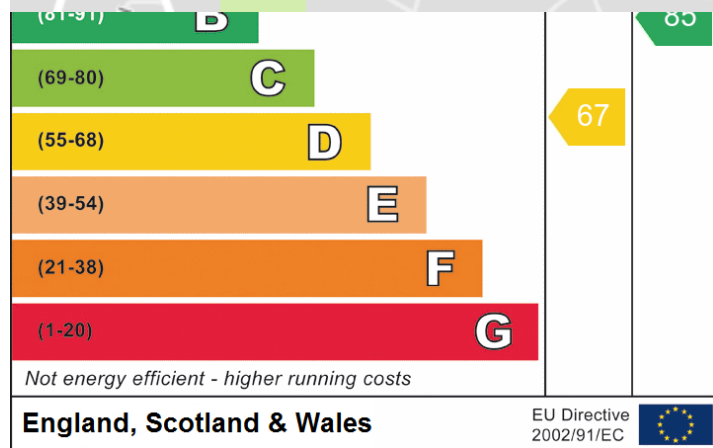
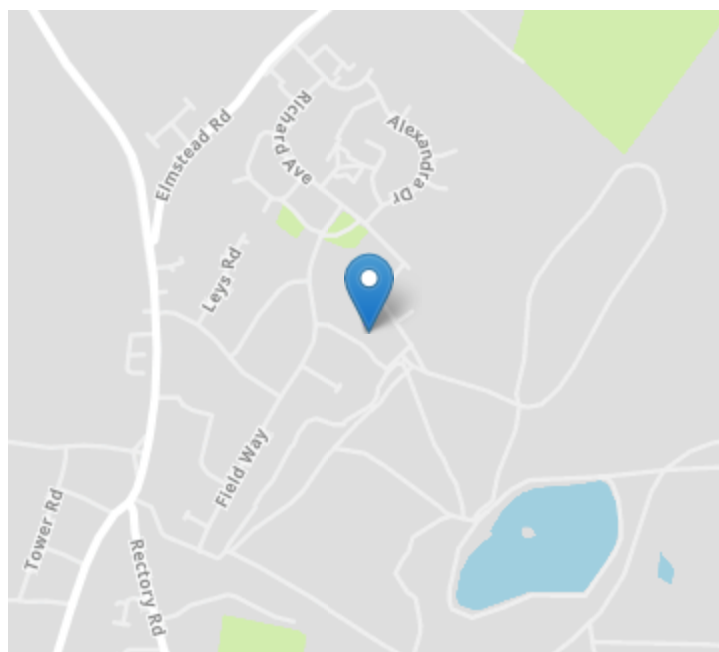
GROUND FLOOR
968 sq.ft. (89.9 sq.m.) approx.



TOTAL FLOOR AREA: 968 sq.ft. (89.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given. Made with Metagap 12/12/21

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.