



- Three Bedroom Detached House
- Off Road Parking & Garage
- Large Living Area
- Conservatory
- Ensuite Bathroom & Family Bathroom
- No Onward Chain
- Close To Station And Schools

**64 Ernest Road, Wivenhoe, Colchester, Essex. CO7 9LQ.**

A well presented detached home in this sought after position within simple reach of Wivenhoe's mainline train station with fast links to London Liverpool Street station in just over the hour. Offering three double bedrooms on the first floor, bathroom, en-suite to master, kitchen, living room, dining room, conservatory, garage, parking and beautiful garden. Wivenhoe also offers the wonderful waterfront and quayside, good local shops, bus routes and Essex University close by please call for details.



# Property Details.

## Ground Floor

### Entrance Porch

3' 6" x 3' 10" (1.07m x 1.17m) Door to;

### Living/dining Room



11' 9" x 20' 2" (3.58m x 6.15m) Window to front, sliding doors to conservatory, radiators, multi fuel log burner, opening to kitchen;

### Kitchen



7' 4" x 7' 7" (2.24m x 2.31m) Range of eye and low level fitted units with work surfaces over, space for dishwasher, inset sink, built in fridge and freezer, gas hob and electric fan assisted oven/grill, access to under stairs storage, opening to;

## Conservatory



19' 9" x 9' 11" (6.02m x 3.02m) windows and doors to rear, space for washing machine, tumble dryer, unit with work surface over.

## First floor

### Landing

window to side, access to loft and doors to;

### Master Bedroom One



11' 2" x 10' 10" (3.40m x 3.30m) Windows to front, radiator, door to;

# Property Details.

## En-suite



6' 11" x 6' 8" (2.11m x 2.03m) Shower cubicle, W/C, wash hand basin, heated towel rail.

## Bedroom Two



10' 2" x 8' 0" (3.10m x 2.44m) Window to rear, radiator, access to built in wardrobe and airing cupboard.

## Bedroom Three

9' 6" x 12' 0" (2.90m x 3.66m) Windows to front and side, radiator.

## Bathroom



6' 7" x 7' 7" (2.01m x 2.31m) Windows to side and rear, radiator, single panelled bath, wash hand basin.

## W/C

Window to rear, W/C

## Outside

### Garden



Stepping out from the conservatory out into the garden there is a patio area which is ideal for an out side seating arrangement. The rest of the space is fully enclosed by fencing, laid to lawn and mainly consist of shrubs, bushes and small trees.

### Garage

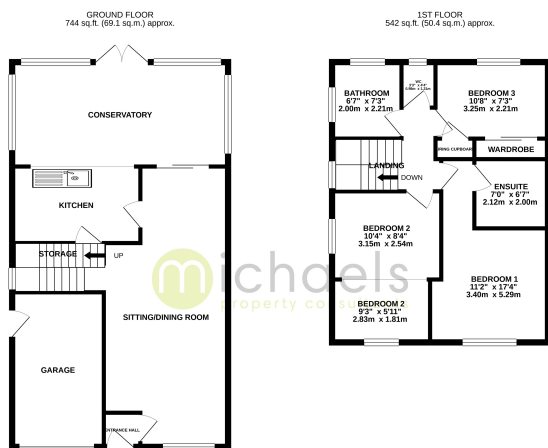
3m x 6m (9' 10" x 19' 8") Down the side of the house there is a single door providing access into the garage. It has full power and lightning connected to it.

### Parking

The house benefits from off road parking for up to three to four cars.

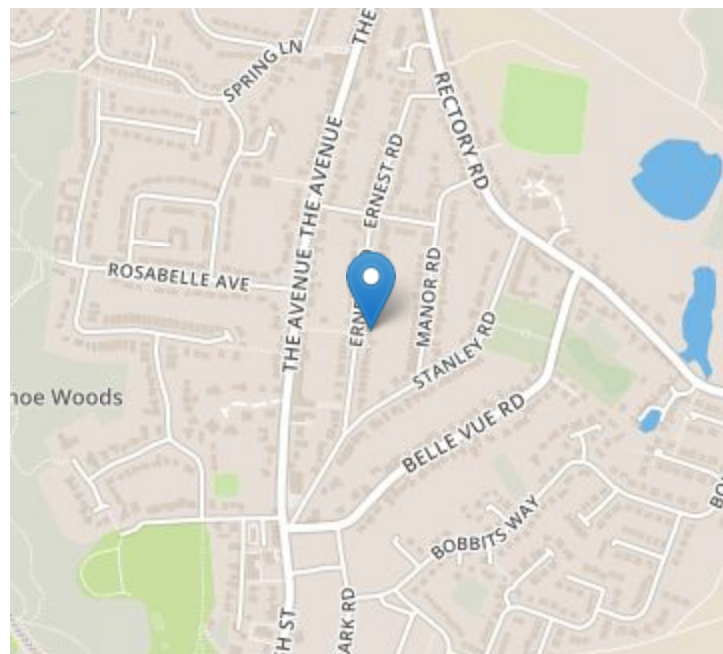
# Property Details.

## Floorplans



TOTAL FLOOR AREA: 1286 sq ft (119.5 sq m) approx.  
These plans are intended to be used as a guide only and should not be relied upon for the purchase of a property. Measurements are given as a guide only and should not be relied upon for the purchase of a property. The purchaser should verify the accuracy of the measurements and should not rely on the information provided in these plans for any purpose. The purchaser should also verify the accuracy of the measurements and should not rely on the information provided in these plans for any purpose. The purchaser should also verify the accuracy of the measurements and should not rely on the information provided in these plans for any purpose.

## 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.