



- Chain Free
- Some Improvement Required
- Extended
- Backing on to Fields
- Garage & Off Road Parking
- Spacious Home
- Gas Central Heating & Double Glazing Throughout

34 Field Way, Wivenhoe, Essex. CO7 9HQ.

Guide Price £300,000 to £310,000. Offered with no onward chain and giving incredible potential to be a wonderful spacious family home is this established three bedroom extended semi detached house with a generous garden backing on to open fields. Downstairs there is a large kitchen, generous lounge, dining room and conservatory. On the first floor there are three double bedrooms and bathroom. The rear garden is mainly laid to lawn with various outbuildings and there is ample off road parking and garage. Must be viewed.



Property Details.

Ground Floor

Entrance Hall

Stairs rising to first floor and doors to.

Kitchen/Breakfast Room



18' 3" x 9' 6" (5.56m x 2.90m) Door to side, window to rear, understairs storage cupboard, two further cupboards, radiator, a range of fitted units with worktops over, inset sink and spaces for appliances.

Lounge



16' 4" x 10' 6" (4.98m x 3.20m) Window to front, open plan to dining room, serving hatch to kitchen, radiator, fireplace.

Dining Room



13' 10" x 10' 3" (4.22m x 3.12m) Door to side, window to side, radiator, door to conservatory.

Conservatory



13' 4" x 12' 0" (4.06m x 3.66m) Doors to garden, brick plinth and Upvc construction.

First Floor

Landing

Doors to all rooms.

Property Details.

Bedroom One



16' 4" x 10' 6" (4.98m x 3.20m) Window to front, fitted wardrobe, airing cupboard, radiator.

Bathroom



Window to rear, panel bath, wash hand basin, tiled walls, close couple WC.

Bedroom Two



13' 8" x 10' 5" (4.17m x 3.17m) Window to rear, radiator.

Gardens



Mainly laid to lawn, garden pond, patio area, enclosed by panel fencing, bike shed, greenhouse, backing on to open fields.

Bedroom Three



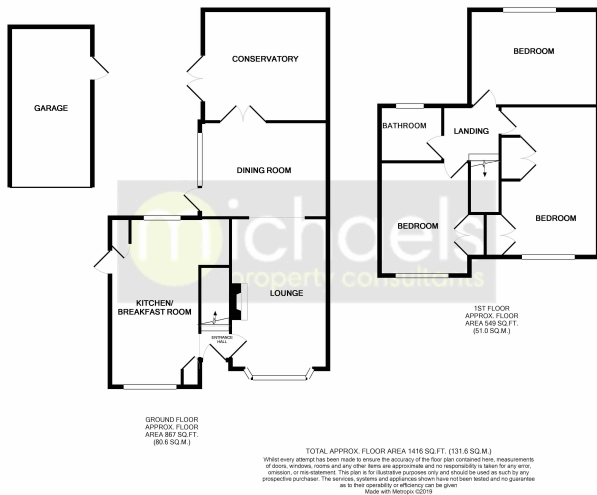
12' 3" x 9' 9" (3.73m x 2.97m) Window to front, fitted wardrobe, radiator.

Garage and Parking

Garage with up and over door to front. Large driveway providing ample off road parking.

Property Details.

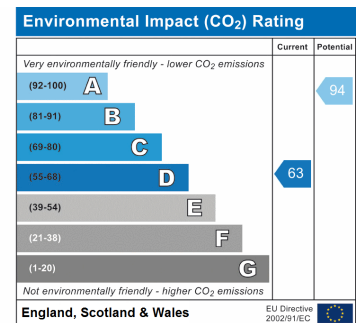
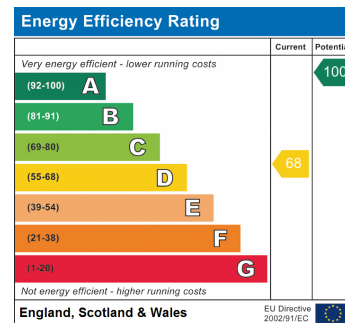
Floorplans



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.