



- Chain Free Sale
- Detached Bungalow
- Two Bedrooms
- Garage and Parking
- Lounge/Diner
- Conservatory

**13 Elmstead Road, Wivenhoe,
Colchester, Essex. CO7 9HX.**

A chain free detached bungalow offering lots of potential from its spacious L shaped lounge/Diner, kitchen, shower room, two bedrooms, conservatory, gardens, garage and parking. Wivenhoe offers good local amenities to include mainline train station, good bus routes, local shops, pubs and restaurants and of course the waterfront and quayside.



Property Details.

Ground Floor

Entrance Hall

With airing cupboard, storage cupboard, loft access, radiator and doors to.

Lounge/Diner



19' 0" x 18' 9" (5.79m x 5.71 m) An L shaped room with two windows to front, gas fire, two radiators, TV point, door to kitchen.

Kitchen



11' 8" x 7' 3" (3.56m x 2.21 m) Window to side, door to side, a range of fitted units and drawers, gas hob with extractor over, double oven, spaces for appliances, worktops, sink, splashbacks, door to hallway.

Bedroom One



14' 11" x 10' 6" (4.55m x 3.20m) Patio doors to rear, radiator, a range of fitted wardrobes.

Property Details.

Conservatory



11' 6" x 7' 1" (3.51 m x 2.16m) Upvc construction, door to garden.

Bedroom Two



11' 0" x 8' 3" (3.35m x 2.51 m) Window to rear, fitted wardrobes, radiator.

Shower Room



Obscure window to side, shower cubicle

Outside

Gardens



The rear garden commences with a patio area, lawn area, enclosed by panel fencing, brick walling, garden shed, green house, door to garage. The front garden is mainly laid with shingle and with various shrubs and plants.

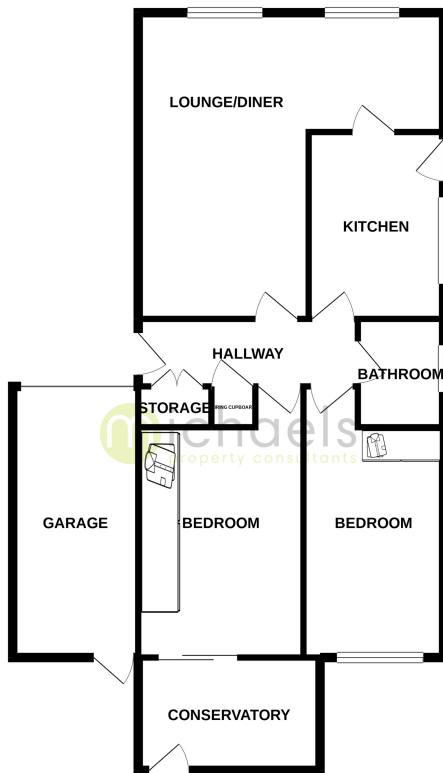
Garage and Parking

17' 5" x 7' 8" (5.31 m x 2.34m) Up and over door to front, door to garden, power and light connected, driveway providing off road parking.

Property Details.

Floorplans

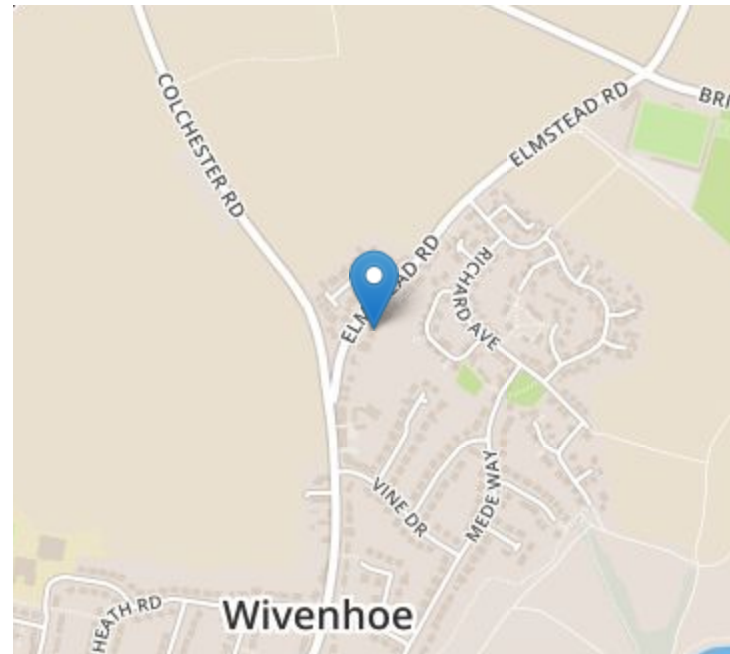
GROUND FLOOR
989 sq.ft. (91.9 sq.m.) approx.



TOTAL FLOOR AREA: 989 sq ft. (91.9 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
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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.