## michaels property consultants

# £290,000

123-13

- Three Bedrooms
- Semi Detached Family Home
- First & Ground Floor Bathroom
- Two Reception Rooms
- Off Road Parking
- Backing Directly Onto Wivenhoe Woods
- Requires Modernisation
- Gas Central Heating & Double Glazing
- No Onward chain
- Close By To Local Schooling

## 53 Vanessa Drive, Wivenhoe, Colchester, Essex. CO7 9PB.

A spacious semi detached family home over looking the woodland. Offering flexible accommodation with two receptions rooms, kitchen and bathroom downstairs. The garage has previously been extended creating the 2nd reception room, you will also find three first floor bedrooms and family shower room. The external space offered completes this property well with a great garden and off road parking. Just minutes from Wivenhoe Train Station, Wivenhoe Woods and the beautiful waterfront quay. Offered for sale with no onward chain.



Call to view 01206 820999

## Property Details.

#### **Ground Floor**

#### **Entrance Hall**

UPVC front door, tiled floor, stairs to first floor.

#### Living Room



20' 11" x 11' 11" (6.38m x 3.63m) Double glazed window to front, patio doors to rear, radiator, wooden floor.

#### Home Office



15' 05" x 8' 05" (4.70m x 2.57m) Double glazed window to front, radiator, currently used as a home office but could be a 4th bedroom.

#### **Kitchen**



10' 10" x 8' 03" (3.30m x 2.51m) Double glazed window to rear, UPVC door to side, tiled floor, range of wall and base units, laminate worktop, sink, tiled splash back, wall mounted boiler, space for cooker and fridge/freezer.

#### **Ground Floor Bathroom**



6' 06" x 5' 11" (1.98m x 1.80m) Double glazed window to rear, towel rail, low-level WC, wash hand basin and bath.

### **First Floor**

#### Bedroom

11' 10" x 11' 07" (3.61m x 3.53m) Double glazed window to front, wooden floor, built in storage, radiator.

## Property Details.

#### Bedroom



12' 10" x 6' 11" (3.91m x 2.11m) Double glazed window to front, wooden floor, built in storage, radiator.

#### Rear Garden



A private rear garden backing onto woodland, retained by fencing, side access to the front aspect of the property, the garden is mainly laid to lawn.

#### Bedroom



8' 10" x 7' 11" (2.69m x 2.41m) Double glazed window to rear, airing cupboard, tiled floor, radiator.

#### Family Shower Room

Double glazed window to rear, wooden floor, tiled walls, wall hung sink, low level WC, corner shower cubicle.

### Outside

#### **Off Road Parking**

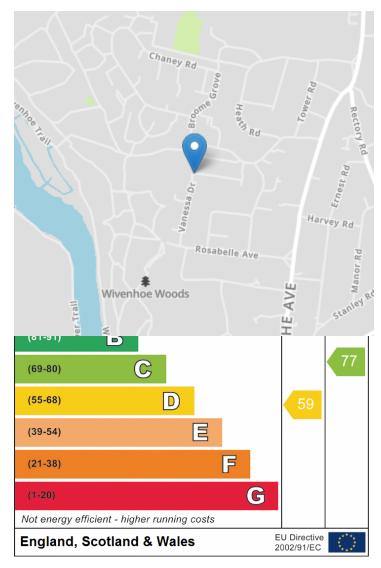
A generous driveway with ample space for off road parking via the driveway with the remainder laid to lawn.

## Property Details.

#### Floorplans



#### 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.



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