



- Cul De Sac Position
- Three Bedrooms
- Garage And Parking
- Conservatory
- Ground Floor WC
- Semi Detached
- Close To Schools
- Private Garden

16 Frances Close, Wivenhoe, Colchester, Essex. CO7 9RP.

A brilliant three bedroom semi detached home tucked away in a small cul-de-sac close by to good primary schools, woodland walks, train station near by with fast links to London Liverpool Street in just over the hour and of course the Wivenhoe waterfront with all its events and amenities. This home offers Entrance hall, ground floor WC, lounge, conservatory, kitchen, three first floor bedrooms, family bathroom, private rear garden, garage and parking.



Property Details.

Ground Floor

Entrance Hall

With stairs to first floor, storage cupboard and doors to.

Lounge



13' 9" x 9' 0" (4.19m x 2.74m) French doors to conservatory, wood floor.

Conservatory



9' 10" x 9' 5" (3.00m x 2.87m) Upvc construction, doors to garden.

Kitchen



10' 11" x 7' 5" (3.33m x 2.26m) Window to side, a range of fitted units and drawers, fitted oven, hob and extractor, space for washing machine, space for fridge/freezer, worktops with inset sink.

WC



4' 7" x 2' 10" (1.40m x 0.86m) Window to rear, low level WC, wall hung wash hand basin.

First Floor

Landing

Airing cupboard, loft access and doors to.

Property Details.

Bedroom One



10' 6" x 8' 3" (3.20m x 2.51m) Window to side.

Bedroom Two



9' 5" x 8' 2" (2.87m x 2.49m) Window to side.

Bedroom Three

8' 3" x 7' 4" (2.51m x 2.24m) Window to side.

Shower Room



6' 2" x 5' 3" (1.88m x 1.60m) obscure window to rear, corner shower, close coupled WC, glass bowl wash hand basin, tiled floor and walls.

Outside

Garden



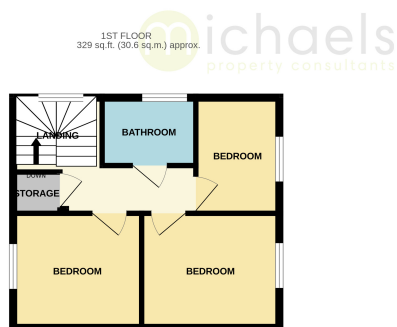
Patio area, lawn area, a good stock of trees, shrubs and plants.

Garage and Parking

Electric roller shut door, power and light, door to garden.

Property Details.

Floorplans

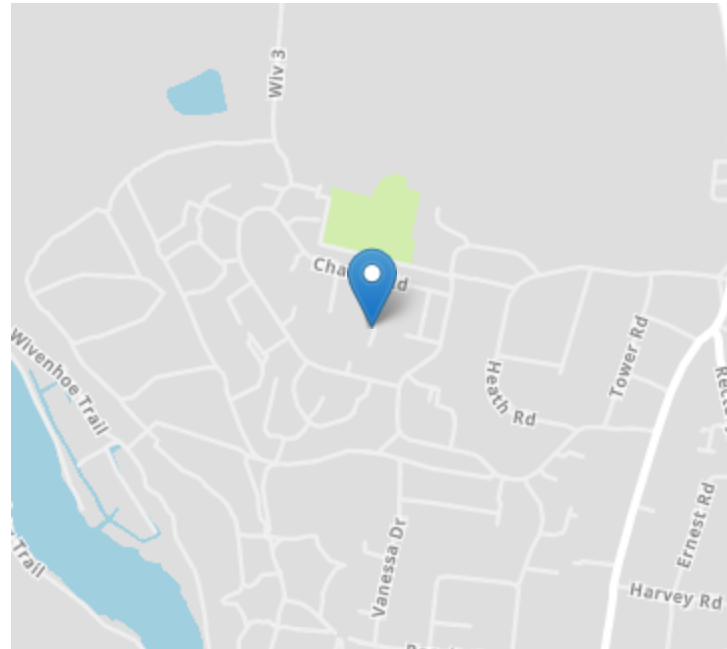


TOTAL FLOOR AREA - 912 sq. ft. (84.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, 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 layout, dimensions and appliances shown have not been tested and no guarantee is given as to their operation 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.