



- Three bedrooms
- Open Plan Lounge/Diner
- Bi-Fold Doors To Garden
- Contemporary Kitchen And Bathroom
- Generous Garden
- Home Office/Studio
- Garage And Off Road Parking

19 Valley Road, Wivenhoe, Colchester, Essex. CO7 9JN.

Guide Price £300,000 - £320,000 Our motivated sellers have secured their onward purchase and are now keen to secure a sale on this beautifully presented three bedroom semi-detached house located within this popular estate in Wivenhoe with great access to Wivenhoe's vast array of local shops and amenities, good schools, picturesque quay and mainline train station with links to London Liverpool Street. Highlights of this great family home include three bedrooms, open plan lounge/diner with bi-folding doors to garden, contemporary kitchen, modern bathroom, generous garden with home office/studio, garage and off road parking.



Property Details.

Entrance

Via UPVC door to lounge.

Lounge



17' 8" x 14' 8" (5.38m x 4.47m) With window to front, radiator, strip wood floor, stairs rising to first floor, open to dining room.

Dining Room



9' 10" x 8' 6" (3.00m x 2.59m) With Bi-folding doors to rear, radiator, strip wood floor, door to kitchen.

Kitchen



12' 2" x 10' 3" (3.71m x 3.12m) With window to rear, door to side, radiator, strip wood floor, a range of matching eye level and base units with drawers and worktops over, double oven with gas hob and extractor hood over, inset one and a half sink and drainer, space for dishwasher, washing machine and fridge/freezer, built in storage and cupboard.

First Floor

Landing

Split level landing with window to side, airing cupboard and doors to.

Bedroom One



14' 9" x 9' 11" (4.50m x 3.02m) With window to front, radiator, strip wood floor, built in wardrobe.

Property Details.

Bedroom Two



11' 10" x 9' 7" (3.61m x 2.92m) With window to rear, radiator, strip wood floor, built in wardrobe.

Bedroom Three



10' 1" x 6' 1" (3.07m x 1.85m) With window to side, radiator, strip wood floor.

Bathroom



Modern bathroom suite with two window to rear, strip wood floor, heated towel rail, close coupled WC, wash hand vanity basin, P shape bath with shower over.

Garden



A generous sized rear garden enclosed by fencing with gated side access, decking area to the rear of the property ideal for outdoor dining, steps down to lawn and access to garage through side alley and access to studio/home office.

Studio/Home Office



12' 3" x 9' (3.73m x 2.74m) Ideal space for a studio or home office.

Garage

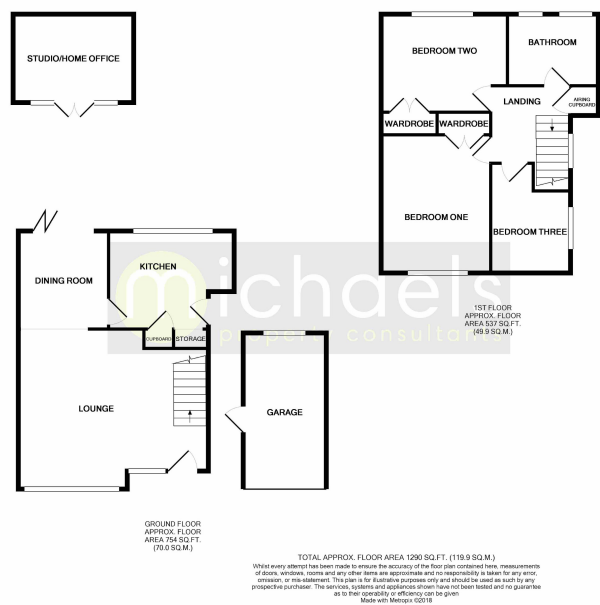
With up and over door to front, power and light connected, door to side.

Driveway

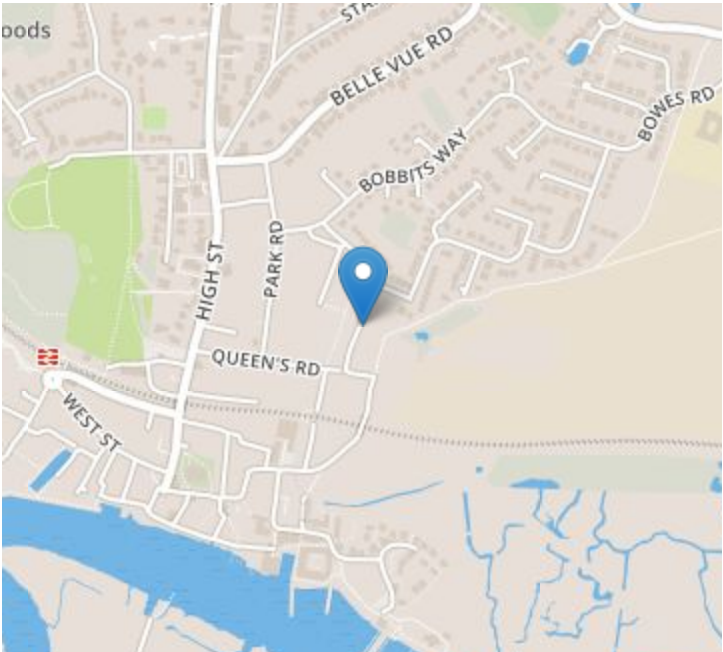
In front of garage providing off road parking.

Property Details.

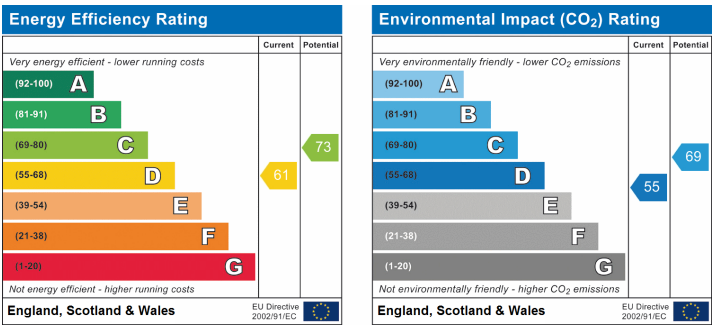
Floorplans



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.