



- Semi Detached House
- Four Bedrooms
- No Onward Chain
- Family Bathroom & Cloakroom
- Garage & Ample Off Road Parking
- Garden Backing Onto Fields
- Conservatory Overlooking Garden
- Kitchen/ Dining Room
- Gas Central Heating & Double Glazing
- Requires Modernisation

21 Claremont Road, Wivenhoe, Colchester, Essex. CO7 9NN.

Michaels Property Consultants are delighted to present to the market this sizeable four bedroom semi-detached house located within Millfield's Primary School catchment. Ideal for any growing family. The accommodation to the ground floor includes, lounge, kitchen/dining room, WC, and conservatory, four bedrooms with fitted wardrobes and a family bathroom. The rear garden includes patio, lawn, gated access to the Ballast Quay with field views, garage and ample off road parking. Within walking distance to the mainline train station with links to London Liverpool Street. Agent holds keys to view, arrange your viewing appointment today.



Property Details.

Entrance Hall

UPVC front door and doors leading to:

WC



Double glazed window to front, tiled floor and walls, vanity unit sink and low level WC.

Kitchen/Diner



17' 11" x 07' 0" (5.46m x 2.13m) Double glazed window to rear, UPVC door to side, radiator, inset spot lights, tiled floor, range of wall and base units, tiled splash back, inset stainless steel sink with left hand drainer, cooker, space for washing machine and fridge/freezer. Open plan onto the dining room.

Property Details.

Lounge

17' 0" x 13' 10" (5.18m x 4.22m) Double glazed window to front, radiator, fireplace and tiled floor.

Conservatory



12' 7" x 9' 11" (3.84m x 3.02m) Double glazed windows to rear and side, French doors opening onto the garden and radiator.

First Floor

Landing

Loft access and doors leading to:

Bedroom

13' 08" x 10' 3" (4.17m x 3.12m) Double glazed window to front, fitted wardrobe and radiator.

Bedroom

10' 8" x 6' 10" (3.25m x 2.08m) Double glazed window to front, fitted wardrobe and radiator.

Bedroom

9' 7" x 8' 7" (2.92m x 2.62m) Double glazed window to rear, fitted wardrobe and radiator.

Bedroom

9' 0" x 8' 2" (2.74m x 2.49m) Double glazed window to rear, fitted wardrobe and radiator.

Family Bathroom

Double glazed obscure window to side, low level WC, panelled bath, wash hand basin and towel radiator.

Outside

Rear Garden



A generous patio area with the remainder laid to lawn, retained by trees and fencing, rear gated access to Ballast Quay backing onto fields.

Off Road Parking & Garage

Ample off road parking to the front aspect of the property, garage with power and up and over door.

Property Details.

Floorplans

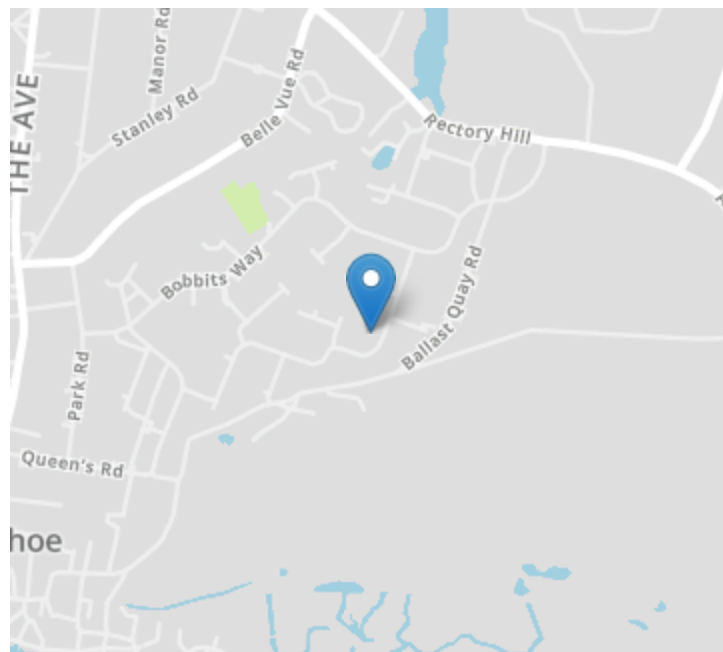


21 CLAREMONT ROAD

TOTAL FLOOR AREA: 1458 sq.ft. (135.4 sq.m.) approx.

We have every effort to ensure that the information is accurate but we do not accept any liability for any errors or omissions. This plan is for general guidance only and should not be relied upon for any specific purpose. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency. Use the plan as a guide only. Plans are subject to change without notice.

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.