



- Close To Shops And Amenities
- No Onward Chain
- Three Bedroom House
- Conservatory
- Wildlife Garden
- Off Road Parking & Garage

## 104 Heath Road, Wivenhoe, Colchester, Essex. CO7 9PX.

**\*\*Guide Price £270,000 to £280,000\*\*** This semi detached family home in this popular residential area close to good schools and Essex University. As well as being just minutes away from the mainline train station with fast links to London Liverpool Street in just over the hour, Wivenhoe's beautiful waterfront and quayside and of course further good local amenities. Internally the property offers a kitchen, living/dining room, three first floor bedrooms, family bathroom, block paved off road parking to front, shared driveway to side leading to garage and rear wildlife garden. Viewing is essential.





# Property Details.

## Ground Floor

### Hallway

Radiator, access to under stairs storage cupboard and doors to;

### Kitchen



10' 4" x 9' 11" (3.15m x 3.02m) Window to front and single door to side, radiator, range of eye and low level fitted cupboards with work surface over, space for washing machine, fridge/freezer, free standing oven and hob with extractor over, and inset sink.

### Living/Dining Room



16' 8" x 12' 7" (5.08m x 3.84m) Working gas fire, radiator and window and double doors to;

## Conservatory



13' 8" x 8' 6" (4.17m x 2.59m) Windows and patio doors to garden.

## First Floor

### Landing

Loft access and doors to

### Bedroom one



9' 0" x 12' 7" (2.74m x 3.84m) Window to rear, radiator and built in wardrobes.

# Property Details.

## Bedroom Two



8' 0" x 12' 7" (2.44m x 3.84m) Window to rear, radiator.

## Bedroom Three



7' 4" x 7' 11" (2.24m x 2.41m) Window to front, radiator and access to storage cupboard.

## Bathroom



Window to side, radiator, single panelled bath with over head shower, wash hand basin.

## W/C

Window to side and W/C

## Outside

### Wildlife Garden



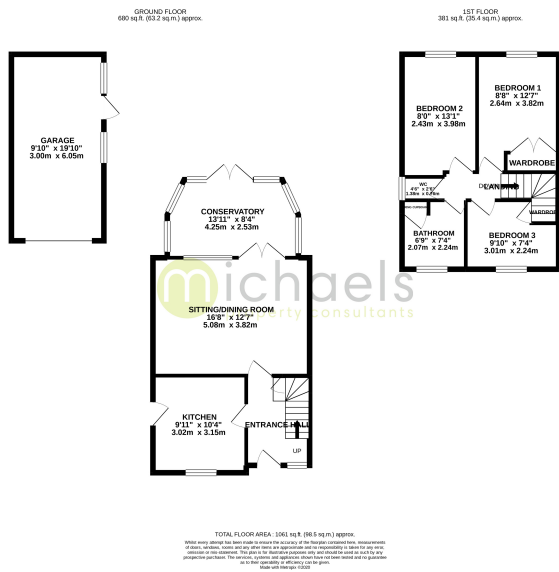
At both the front and to the rear of the property the owner has created a garden that serves as a sustainable haven for surrounding wildlife. At the rear space there is a raised decking area ideal for and outside seating arrangement.

## Parking

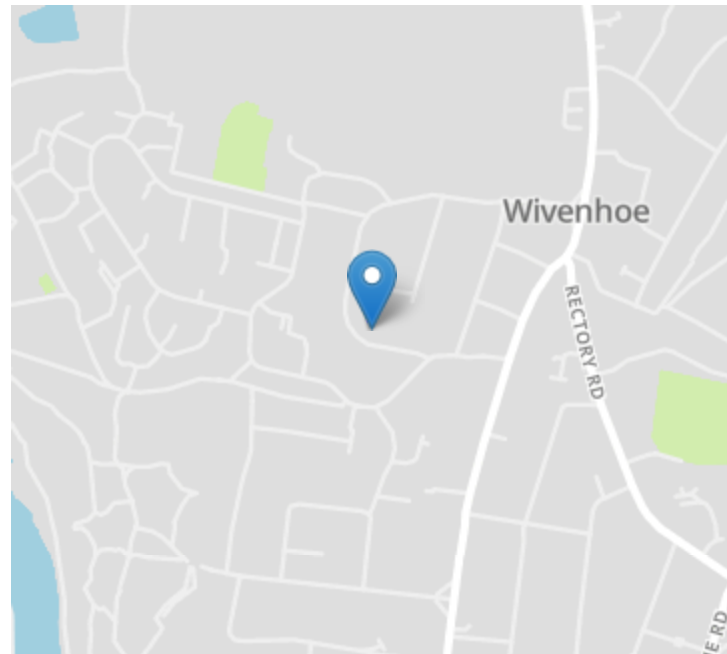
The house benefits from off road parking for several vehicles as well as fully detached single garage. The garage has full power and lighting connected and can be accessed either by a single door to the side or by the up and over garage door at the front.

# 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.