



- Two Bedrooms
- First Floor Bathroom
- Rear Garden
- Close To University Of Essex
- Off Road Parking
- Converted Garage

**56 Richard Avenue, Wivenhoe,
Colchester, Essex. CO7 9HY.**

A beautifully presented semi detached home in the sought after Broadfields Development of Wivenhoe. A finished home that you can move straight into with modern Kitchen, spacious Lounge/Diner, Two Double Bedrooms, first floor bathroom, private rear garden, converted garage space and off road parking. This excellent home is situated with easy reach of the University and offers easy access to shops and amenities. Call to view.



Property Details.

Ground Floor

Entrance Hall

With meter cupboards and door leading to:

Lounge/Diner



19' 1" x 11' 9" (5.82m x 3.58m) Upvc window to front, radiator, TV point, telephone point, stairs rising to first floor and door to:

Kitchen



11' 7" x 7' 3" (3.53m x 2.21m) Upvc window to rear, Door to rear garden, tiled flooring. A modern range of fitted units and drawers with worktops over, inset sink with drainer, inset induction hob, electric oven, matching eye level units, integrated slimline dishwasher, integrated washing machine and space for fridge/freezer.

First Floor

Landing

With loft access and doors to:

Property Details.

Bedroom One



11' 9" x 11' 4" (3.58m x 3.45m) Upvc window to rear, fitted storage cupboard and radiator.

Bedroom Two



11' 8" x 8' 7" (3.56m x 2.62m) Upvc window to front and radiator.

Bathroom

Obscure window to side, panelled bath with shower screen and shower over, close couple WC, pedestal wash hand basin, tiled splashbacks and radiator.

Outside

Rear Garden



Gated side access, all enclosed by panel fencing, patio area, lawn area and garden shed.

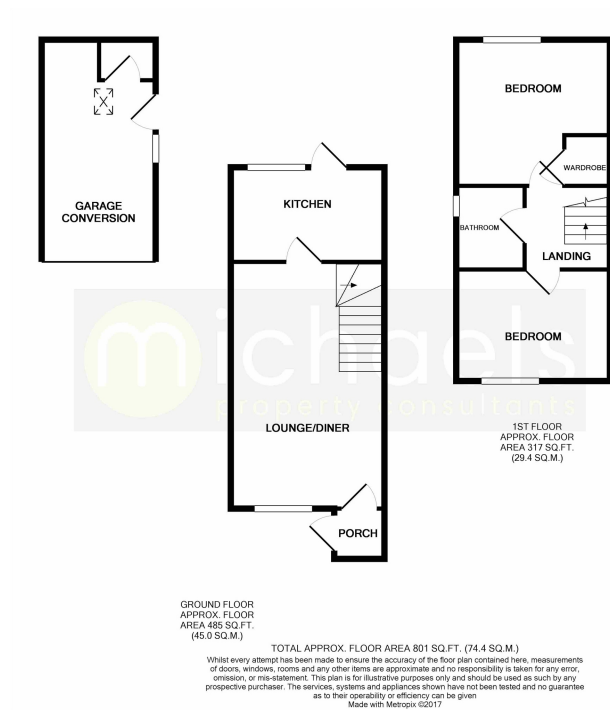
Garage



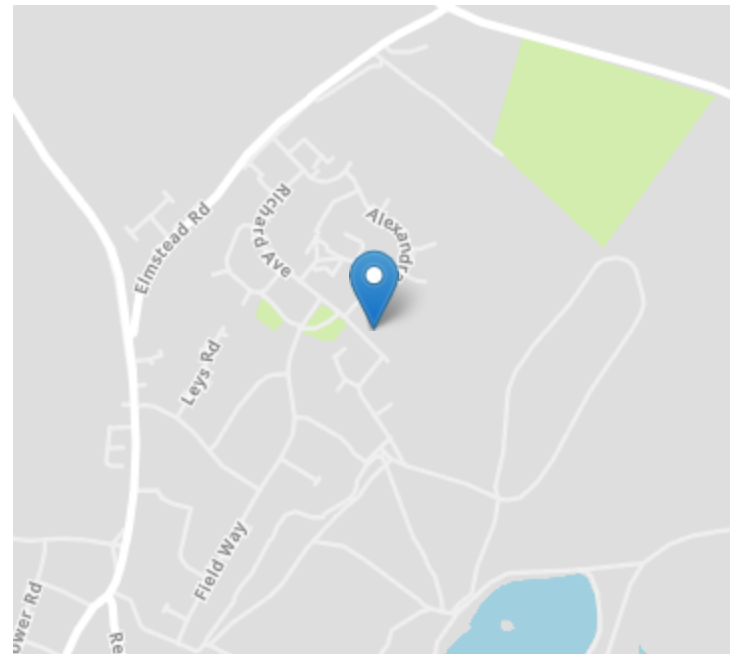
Converted to a salon space with water, electric and lighting, CCWC in a corner room and personal door to side. This can be converted back to a garage as the door remains in place.

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.