



- Detached Bungalow
- Off Road Parking With Garage & Carport
- South Facing Beautiful Rear Garden
- Two Double Bedrooms
- Shower Room
- Living Room
- Gas Central Heating & Double Glazing
- No Onward Chain
- Viewing Advised
- Walking Distance To Local Shops

### 7 Paddock Way, Wivenhoe, Colchester, Essex. CO7 9HL.

Two bedroom detached bungalow offered with no onward chain. Highlights include well stocked south facing rear garden, garage and carport, two bedrooms, shower room, kitchen, living room. Sitting in a sought after position in a small cul-de-sac close by to countryside walks and remaining within easy reach of good local amenities. This property is ideal for someone who is downsizing but still needs spacious accommodation and un-overlooked garden to enjoy. early viewings are strongly advised.





# Property Details.

## Living Accommodation

### Entrance Hall

Radiator, loft access, and doors to;

### Living Room



18' 0" x 10' 11" (5.49m x 3.33m) Radiator, telephone point, and doors out to patio area.

### Kitchen



11' 4" x 9' 11" (3.45m x 3.02m) window to rear, and UPVC door, laminate flooring, fitted kitchen including a range of wall and base units, laminate worktop, integrated electric oven and hob with extractor hood over, stainless steel inset sink, space for washing machine, fridge and freezer.

### Bedroom



12' 8" x 10' 11" (3.86m x 3.33m) window to front, floor to ceiling integrated wardrobe, radiator.

# Property Details.

## Bedroom



8' 9" x 9' 10" (2.67m x 3.00m) Free standing wardrobe to remain (STN) window to front, radiator.

## Rear Garden



A well maintained low maintenance south facing rear garden, mainly laid to lawn, patio area, enclosed by fencing.

## Shower Room



6' 7" x 4' 6" (2.01m x 1.37m) Obscure window to side, walk in double length shower, wash hand basin and W/C, heated towel rail.

## Outside

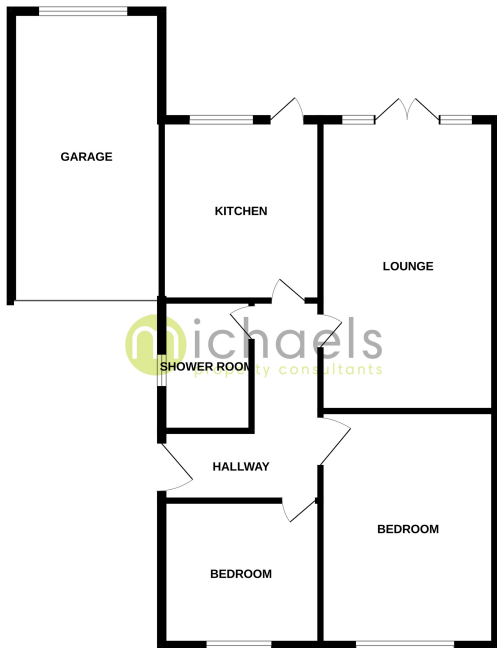
### Off Road Parking & Garage

Off road parking for several vehicles, carport and garage with up & over electric garage.

# Property Details.

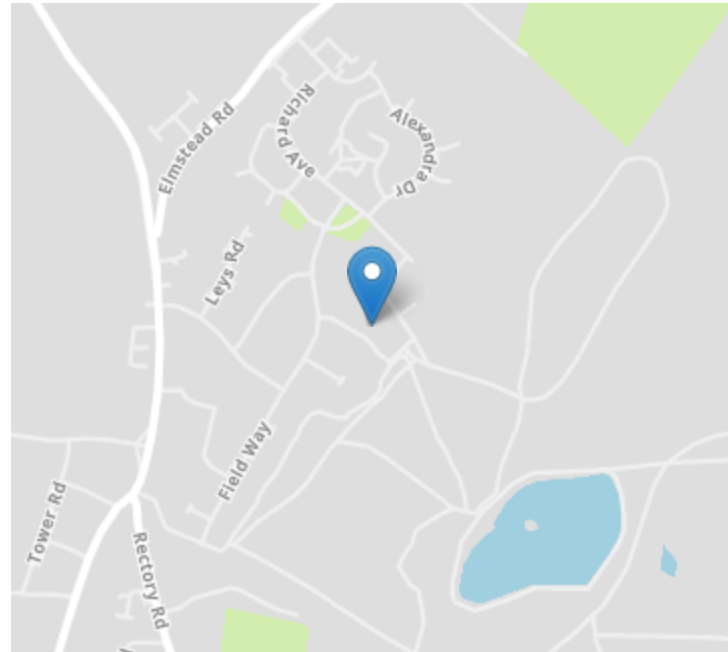
## Floorplans

GROUND FLOOR  
867 sq.ft. (80.6 sq.m.) approx.



TOTAL FLOOR AREA: 867 sq.ft. (80.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, agents and agents's clients have been licensed and no guarantee as to their operability 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.