

Offers in Excess of

£300,000



- Three Bedrooms
- Semi Detached Family Home
- Off Road Parking & Garage
- South Facing Rear Garden
- Kitchen With Breakfast Bar
- Conservatory
- Gas Central Heating & Double Glazing
- Walking Distance To Essex University& Local Amenities

28 Elizabeth Way, Wivenhoe, Colchester, Essex. CO7 9JA.

Offered for sale is this three bedroom semi detached family home. The property offers a generous rear south facing garden. Highlights also include herringbone flooring, open plan living accommodation, conservatory, three bedrooms to the first floor and modern family bathroom, along with off road parking and garage. within easy reach of Essex University, good local schools, good local amenities, mainline station with fast links to London Liverpool Street in just over the hour. Early viewing highly advised.



Call to view 01206 820999



Property Details.

Ground Floor

Entrance Hall

 $12'0" \times 6'1" (3.66m \times 1.85m)$ Wooden front door, window to front, stairs to first floor and door to lounge.

Lounge



 $12'0" \times 11'1"$ (3.66m x 3.38m) Window to front, radiator and open to.

Kitchen / Dinning Room



 $17^{\circ}\,10^{\circ}\,x\,10^{\circ}\,7^{\circ}$ (5.44m x 3.23m) Window to rear, door and window to conservatory, radiator, a range of wall and base units, laminate worktop and breakfast bar, inset sink, hob and oven, space and plumbing for further appliances, open plan onto the dining arae.

Conservatory



9' 2" x 8' 10" (2.79m x 2.69m) UPVC windows to rear, French doors to side.

First Floor

Landing

Window to side, airing cupboard, loft acess and doors to.

Bedroom One



11' 2" x 10' 8" (3.40m x 3.25m) Window to rear and radiator.

Property Details.

Bedroom Two



12' 3" x 8' 5" (3.73m x 2.57m) Window to front, radiator.

Bedroom Three



8' 8" x 7' 5" (2.64m x 2.26m) Window to front, radiator.

Family Bathroom



Outside

Off Road Parking & Gargae

Garage with power and light also including electric garage door with off road parking in front via the driveway.

Rear Garden



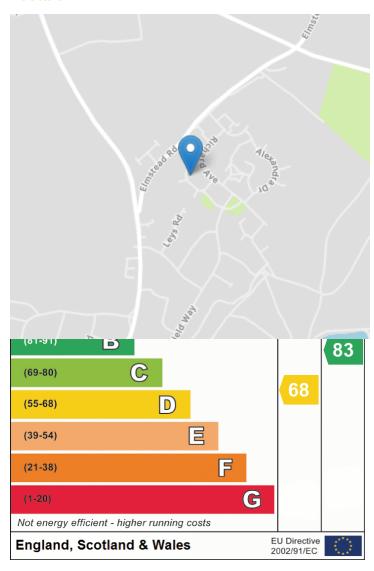
A generous sized rear garden, enclosed by panel fencing, mainly laid to lawn, patio area gated side access.

Property Details.

Floorplans



Location



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.

