



- Semi Detached House
- Two Bedrooms
- No Onward Chain
- Parking & Garage
- Close By To Public Transport
- Walking Distance Of Essex University

5 Alexandra Drive, Wivenhoe, Colchester, Essex. CO7 9SF.

Offered for sale with no onward chain is this two bedroom semi detached house positioned within easy reach of the Essex University, train station and local amenities. This property would make an ideal investment or first time buy. Highlights include off road parking for two vehicles, garage, rear garden, kitchen, living room to the ground floor and two bedrooms along with a first floor family bathroom. Viewings highly advised, call the sales team to arrange your viewing.



Property Details.

Ground Floor

Entrance Porch

UPVC front door opening onto porch.

Living Room



15' 7" x 12' 3" (4.75m x 3.73m) Double glazed window to front and side, radiator, stairs to first floor, generous living space, doors leading to:

Kitchen

12' 3" x 7' 1" (3.73m x 2.16m) fitted kitchen including a range of wall and base units, laminate worktop, tiled splash back integrated stainless steel sink with left hand drainer, space for cooker, fridge/freezer and washing machine, wall hung boiler.

First Floor

Bedroom



12' 3" x 8' 2" (3.73m x 2.49m) Double glazed window to front, space for wardrobes, radiator.

Bedroom



12' 3" x 7' 4" (3.73m x 2.24m) Double glazed window to rear, storage cupboards, radiator.

Property Details.

Family Bathroom



Double glazed obscure window to side, tiled floor, part tiled walls, paneled bath with over head shower, low level WC, vanity unit and low level WC.

Outside

Off Road Parking & Garage

Off road parking to the front aspect leading to the timber garage.

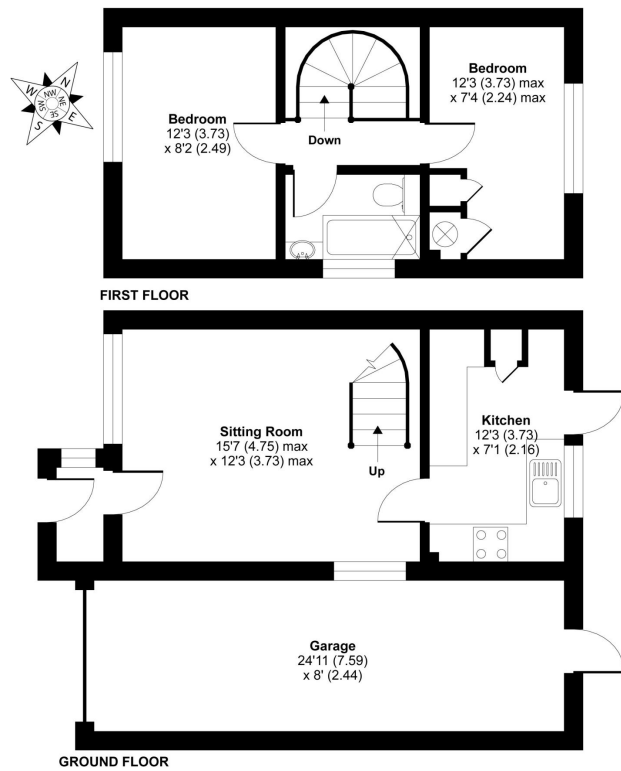
Rear Garden



Patio area with the remainder laid to lawn, retained by privacy fencing.

Property Details.

Floorplans



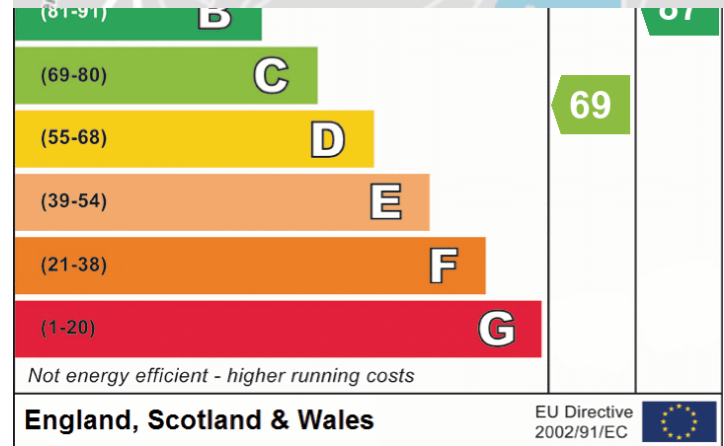
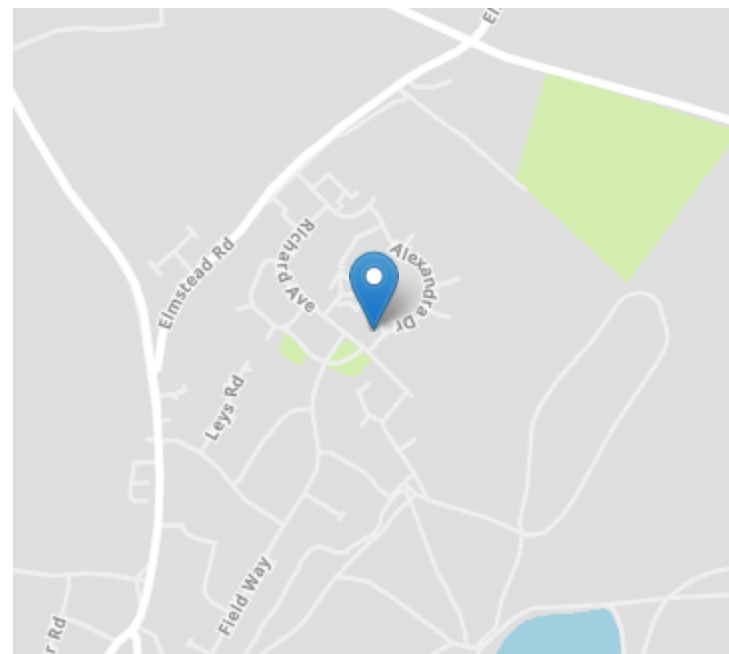
Alexandra Drive, Wivenhoe, Colchester, CO7

APPROX. GROSS INTERNAL FLOOR AREA 796 SQ FT 73.9 SQ METRES (INCLUDES GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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.

