



- Semi-Detached House
- Three bedrooms
- Modern Kitchen/Breakfast Room
- Generous South/West Facing Garden
- Garage and Parking
- Village Location

**22 Richard Avenue, Wivenhoe,
Colchester, Essex. CO7 9JQ.**

GUIDE PRICE £250,000 - £260,000 A well presented three bedroom semi-detached house located in Wivenhoe with good access to Essex University and Wivenhoe's vast array of local shops, pubs, restaurants and mainline train station. Offered in good condition throughout this home boasts three bedrooms, kitchen/breakfast room, lounge, bathroom, generous south/west facing garden, garage and off road parking.



Property Details.

Ground Floor

Entrance Hall

With radiator, stairs rising to first floor and doors to.

Kitchen/Breakfast Room



12' 0" x 8' 5" (3.66m x 2.57m) With window to front, radiator, tiled floor, a range of matching eye level and base units with drawers and worktops over, tiled splashbacks, inset sink and drainer, electric cooker, gas hob with extractor hood over, space for fridge/freezer, space and plumbing for washing machine, space for breakfast table.

Lounge



14' 6" x 12' 1" (4.42m x 3.68m) With window and door to rear, radiator, TV point.

First Floor

Landing

With loft access, airing cupboard, doors to.

Bedroom One



12' 2" x 11' 5" (3.71m x 3.48m) With two windows to front, radiator, built in wardrobe, TV point.

Property Details.

Bedroom Two



9' 8" x 8' 8" (2.95m x 2.64m) With window to rear, radiator.

Bedroom Three



9' 8" x 5' 9" (2.95m x 1.75m) With window to rear, radiator.

Bathroom



With obscure window to side, fully tiled, radiator, close coupled WC, wash hand basin, panelled bath with shower over.

Outside

Rear Garden



A generous south/west facing garden enclosed by panelled fencing with gated side access, patio area to the rear of the property leading to lawn.

Garage

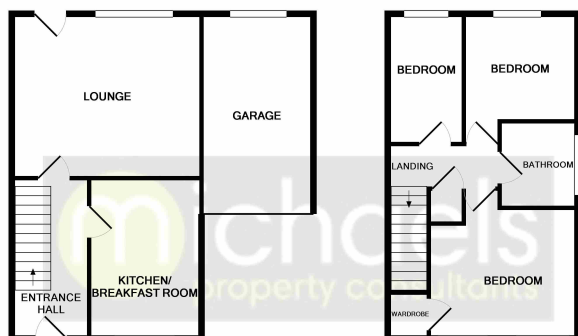
With up and over door to front, window to rear, power and light connected.

Driveway

In front of garage providing off road parking.

Property Details.

Floorplans



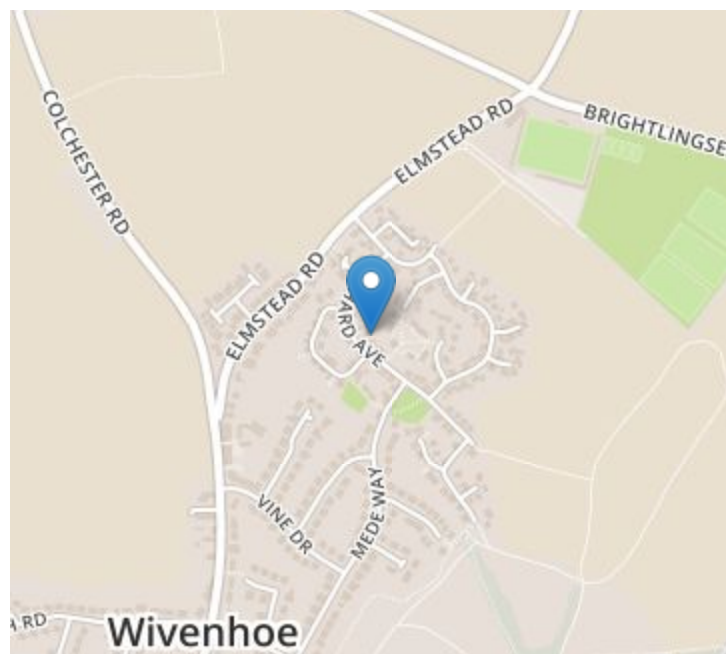
GROUND FLOOR
APPROX. FLOOR
AREA 412 SQ.FT.
(44.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 347 SQ.FT.
(32.2 SQ.M.)

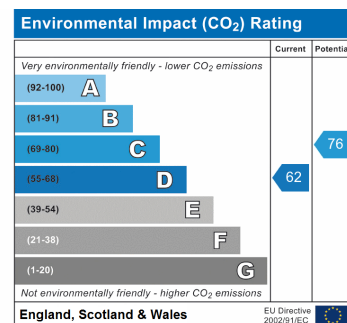
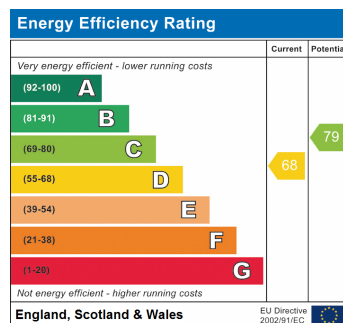
TOTAL APPROX. FLOOR AREA 820 SQ.FT. (76.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested 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.