



- Semi Detached House
- Three Bedrooms
- Garage
- Ample Off Road Parking
- No Onward Chain
- Extended To The Rear
- Three Reception Rooms
- First Floor Bathroom

**31 Broomfield Crescent, Wivenhoe, Colchester, Essex. CO7 9QA.**

An ideal opportunity to acquire a three bedroom semi detached home with garage and parking. This family home offers three reception rooms, kitchen, first floor bathroom, three bedrooms, garage and parking. Popular position close by to local schools and Essex University. Offered for sale with no onward chain. Viewing highly advised.





# Property Details.

## Ground Floor

### Entrance Hall

11' 01" x 6' 03" (3.38m x 1.91m) Porch with an inner entrance door opening onto entrance hall, storage cupboard, stairs to first floor.

### Living Room



12' 10" x 11' 03" (3.91m x 3.43m) Window to front, radiator.

### Dining Room



10' 02" x 8' 09" (3.10m x 2.67m) Window to rear, radiator.

### Kitchen



10' 08" x 8' 08" (3.25m x 2.64m) Window and UPVC door to rear, fitted kitchen with wall and base units, laminate worktop, sink with drainer, cooker, hob, over head cooker hood, space for fridge/freezer.

### Reception Room

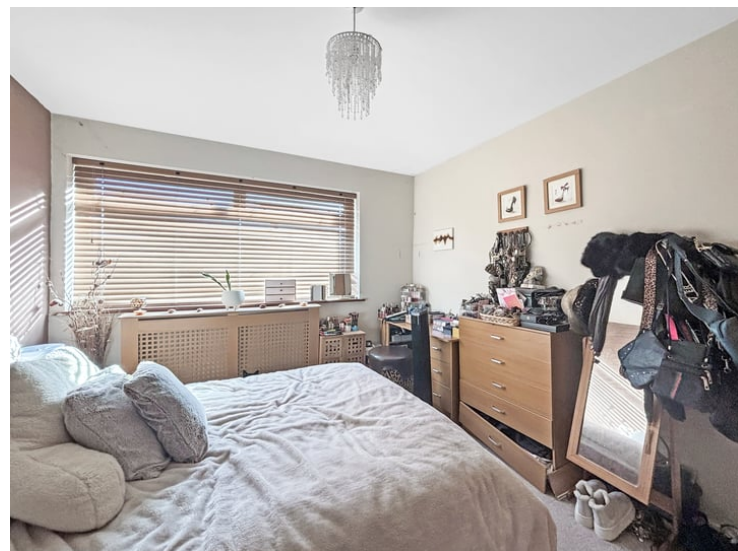
9' 11" x 8' 4" (3.02m x 2.54m) Windows to side and rear, UPVC door to side, viewings onto the rear garden.

## First Floor

### Landing

Loft access, double glazed window to side, loft access, doors leading to:

### Bedroom One



12' 02" x 11' 03" (3.71m x 3.43m) Window to front, radiator.

# Property Details.

## Bedroom Two



10' 02" x 8' 09" (3.10m x 2.67m) Window to rear, radiator.

## Bedroom Three



8' 05" x 7' 10" (2.57m x 2.39m) Window to front, radiator.

## Family Bathroom



Obscured window to rear, part tiled walls, towel rail, low level WC, wash hand pedestal basin, panelled bath with over head shower, storage cupboard.

## Outside

### Rear Garden



A generous rear garden, mainly laid to lawn with summer house, side access to driveway, retained by fencing.

### Off Road Parking & Garage

Ample off road parking to the front leading to the garage with parking.

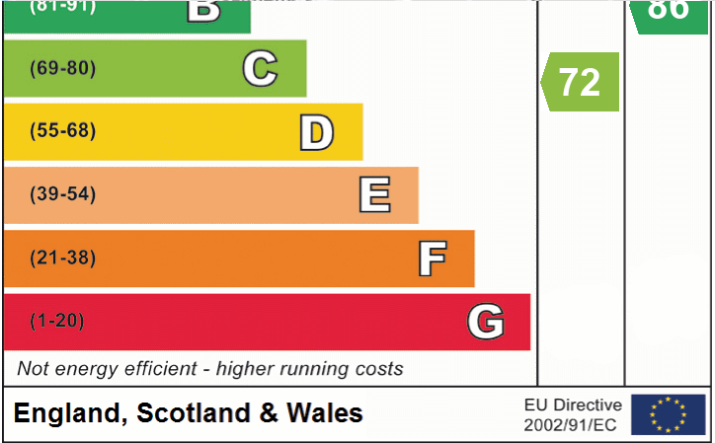
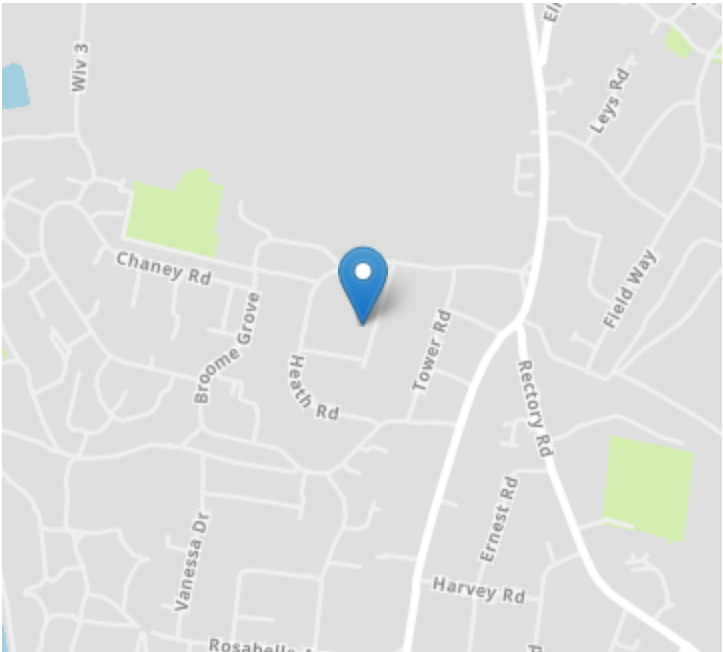


# Property Details.

## 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.