



- Three Bedrooms
- Semi Detached House
- Off Road Parking Parking & Garage
- Modern & Contemporary Finishes Throughout
- Recently & Tastefully Renovated Throughout
- Gas Central Heating & Double Glazing
- Living Room & Conservatory
- Cul De sac Position

## 2 Victoria Close, Wivenhoe, Colchester, Essex. CO7 9PL.

This three bedroom semi detached home is positioned in the centre of Wivenhoe and within easy reach of good local schools and the mainline train station with fast links to London Liverpool Street Station in just over the hour. The property benefits from being recently modernised throughout, accommodation includes three bedrooms, bathroom, ground floor cloakroom, kitchen, living room, conservatory, garden, garage and ample off road parking. Early viewing highly advised. Guide price £350,000- £365,000.





# Property Details.

## Ground Floor

### Entrance Hall

16' 11" x 4' 5" (5.16m x 1.35m) UPVC door to front, radiator, storage cupboard.

### Cloakroom

7' 2" x 2' 11" (2.18m x 0.89m) Double glazed window to side, radiator, part tiled walls, low level WC, vanity unit.

### Kitchen



13' 11" x 8' 5" (4.24m x 2.57m) Double glazed window to front, UPVC door to side, part tiled walls, modern fitted kitchen including a range of wall and base units, oak style worktop, integrated double oven, gas hob, over head fan, washing machine, dish washer and fridge freezer, larder style cupboard, and wall mounted boiler.

### Living Room



18' 11" x 11' 6" (5.77m x 3.51m) Double glazed window to rear, French doors, radiator, wall lights.

## Playroom/Snug



12' 10" x 8' 9" (3.91m x 2.67m) Double glazed windows to rear, Roof light and French doors, tiled floor, under floor heating, wall lights.

## First Floor

### Landing

Loft access (part boarded, insulated, loft ladder and light)

### Bedroom



12' 01" x 9' 11" (3.68m x 3.02m) Double glazed window to rear, radiator, fitted wardrobes.

# Property Details.

## Bedroom



10' 2" x 8' 08" (3.10m x 2.64m) Double glazed window to front, fitted wardrobes, radiator.

## Bedroom



8' 09" x 8' 4" (2.67m x 2.54m) Double glazed window to rear, radiator.

## Bathroom



6' 4" x 5' 6" (1.93m x 1.68m) Double glazed window to rear, radiator.

## Outside

### Garden



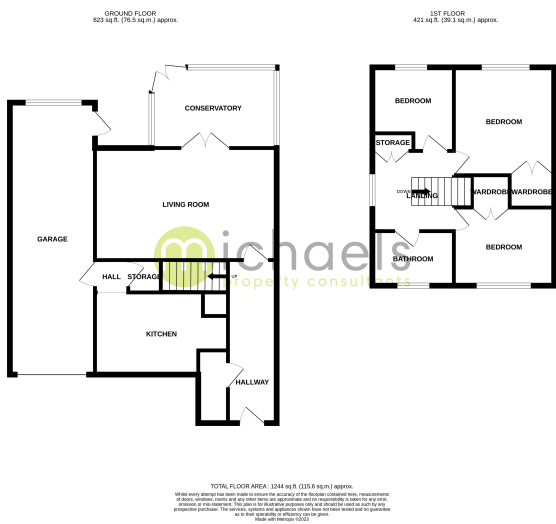
A well maintained rear garden, mainly laid to lawn, including decking and patio area, retained by fencing and shrubs.

### Garage & Off Road Parking

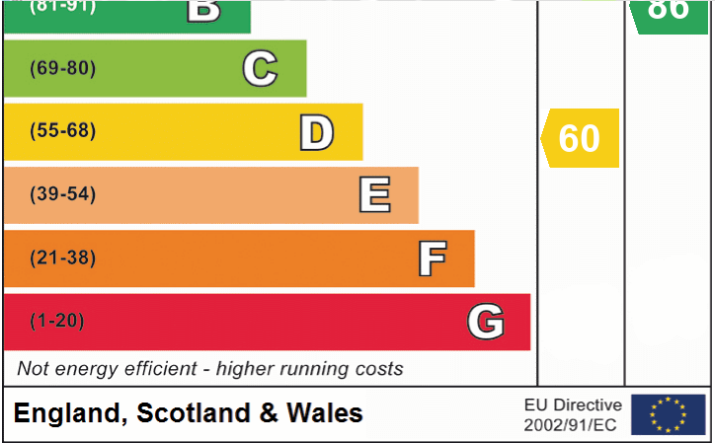
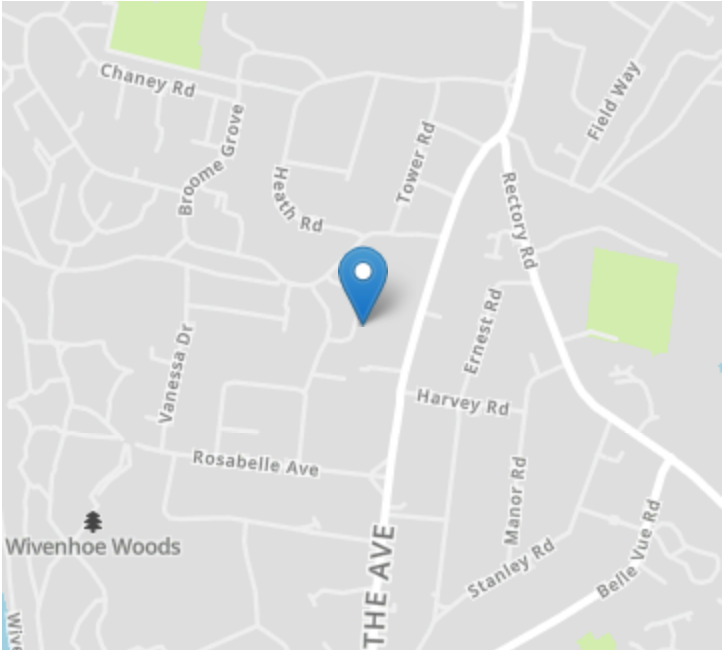
Ample off road parking for several vehicles, garage with up and over door, side access to the rear garden. The garage has also been previously extended in length.

# 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.