



- Detached Bungalow
- Two Double Bedrooms
- Garage & Off Road Parking
- Generous Plot
- West Facing Garden
- Popular Area
- Gas Central Heating & Double Glazing
- No Onward Chain

## 69 Ernest Road, Wivenhoe, Colchester, Essex. CO7 9LQ.

\*Guide Price £375,000 - £400,000\* Set in the most sought after tree lined Ernest Road is this stunning detached bungalow nestled on a spacious plot. This two bedroom bungalow offers a substantial rear garden. Accommodation to include entrance hall, living room, kitchen/diner, conservatory, shower room and two double bedrooms. You will also find a driveway and garage to the front aspect. Being just a stroll away from good local amenities, mainline station with fast links to London Liverpool Street in just over the hour and of course the gorgeous waterfront and quayside. Offered for sale with no onward chain, viewing advised.





# Property Details.

## Living Accommodation

### Entrance Hall

UPVC front door, radiator, storage cupboard, doors leading to:

### Living Room



Double glazed bay fronted window to front, radiator, fireplace.

### Kitchen



12'10" x 12' (3.9m x 3.7m)

Double glazed window to rear, side, UPVC side door, tiled floor, range of wall and base units, tiled splash back, laminate worktop, integrated oven, ceramic sink, space fridge/freezer, washing machine.

### Bedroom



14'10" x 11'1" (4.5m x 3.4m)

Double glazed bay window to front, radiator, fitted wardrobe and dressing table.

# Property Details.

## Bedroom



11'11" x 10'10" (3.6m x 3.3m)

Double glazed window and UPVC door to rear, radiator.

## Shower Room



6'5" x 5'4" (2m x 1.6m)

Double glazed obscure window to rear, tiled walls, low level WC, wash hand basin, shower enclosure.

## Outside

### Garage & Off Parking

Off road parking, garage with power, foot path to front and side entrance, retained by low level brick wall.

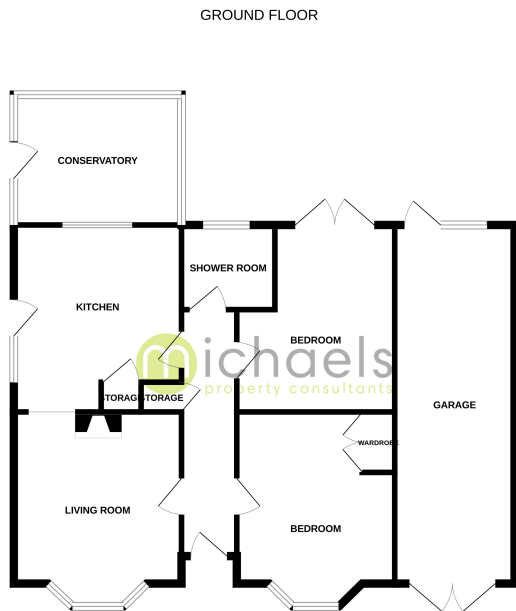
## Rear Garden/Conservatory.



A generous rear west facing garden, mainly laid to lawn, pond, patio area, well stocked with mature shrubs and trees, retained by fencing, gated side access, also access to the conservatory which over looks the garden.

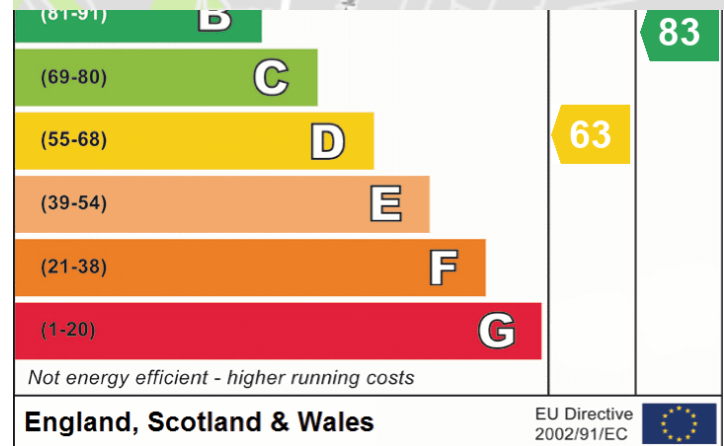
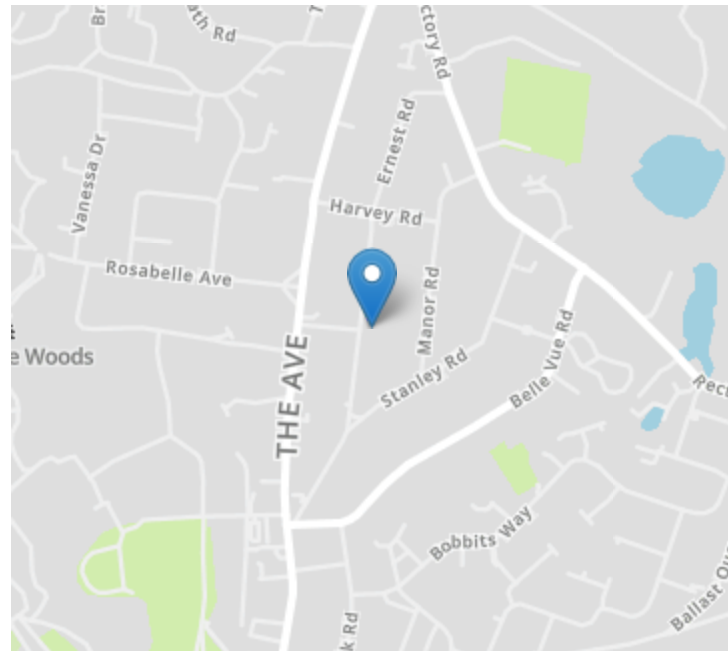
# Property Details.

## Floorplans



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, rooms and other dimensions are approximate and are intended to provide a guide only. They should not be relied upon for any purpose other than that of a general guide. The services, systems and appliances shown herein are not tested and no guarantee is made as to their operation or efficiency at the time.

## 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.