



- Three Bedroom Semi Detached House
- Driveway & Garage
- Well Maintained Gardens
- Open Plan Kitchen & Dining Room
- Millfields Primary School Catchment
- Close to Station and Waterfront
- Close To Shops And Amenities
- Log Burner in Lounge

**47 Bowes Road, Wivenhoe, Colchester, Essex. CO7 9RE.**

**\*\*GUIDE PRICE £290,000 - £300,000\*\*** This well presented three bedroom semi detached house is positioned along a quiet road in the sought after town of Wivenhoe. Wivenhoe is located just to the east of Colchester and offers an abundance of local amenities. Within striking distance of the a superb local primary school, Millfields, just a short walk away from the towns local train station, which leads to London Liverpool Street in just over an hour, local shops, pubs and more. Internally the house has been very well maintained by its current owner. Its main features are Large living room, open plan kitchen/dining room, three generous sized bedrooms, modern family bath room and a south facing garden.



# Property Details.

## Ground Floor

### Entrance Hall

Radiator, and door to;

### Living Room



15' 7" x 12' 6" (4.75m x 3.81m) Window to front, radiator, multi fuel log burner and door to;

### Kitchen/Dining Room



15' 10" x 9' 2" (4.83m x 2.79m) Window to rear, radiator, range of eye and low level fitted units with work surface over, integrated dishwasher, fridge, built in eye level oven and grill, separate gas hob with extractor, access to under stairs storage, and sliding patio doors leading to garden.

## First Floor

### Landing

Loft access, storage cupboard and doors to;

## Bedroom One



15' 3" x 9' 0" (4.65m x 2.74m) Window to front, radiator, wall mounted surround storage cupboards.

## Bedroom Two



9' 7" x 7' 7" (2.92m x 2.31 m) Window to rear, radiator, access to storage cupboards.

# Property Details.

## Bedroom Three



9' 1" x 6' 6" (2.77m x 1.98m) Window to front, radiator, access to storage cupboard.

## Bathroom



Windows to rear, radiator, chrome heated towel, fully tiled suite, wash hand basin, panelled bath with overhead shower and glass surround, W/C.

## Outside

### Garden



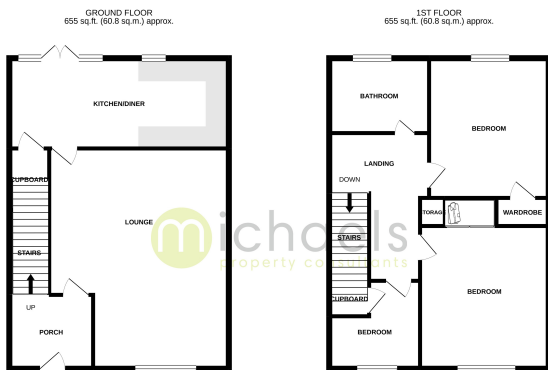
The property boasts a spacious and well maintained rear garden. Enclosed by fencing and consisting of attractive borders filled with colour plants and flowers. This Space has been impeccably maintained by its current owners.

There is access into the garage from the garden. The garage has full power and lighting connected. A quarter of the garage space has been adapted into a utility space.

To the front of the house there is an attractive front garden as well as a blocked paved driveway providing parking for several vehicles.

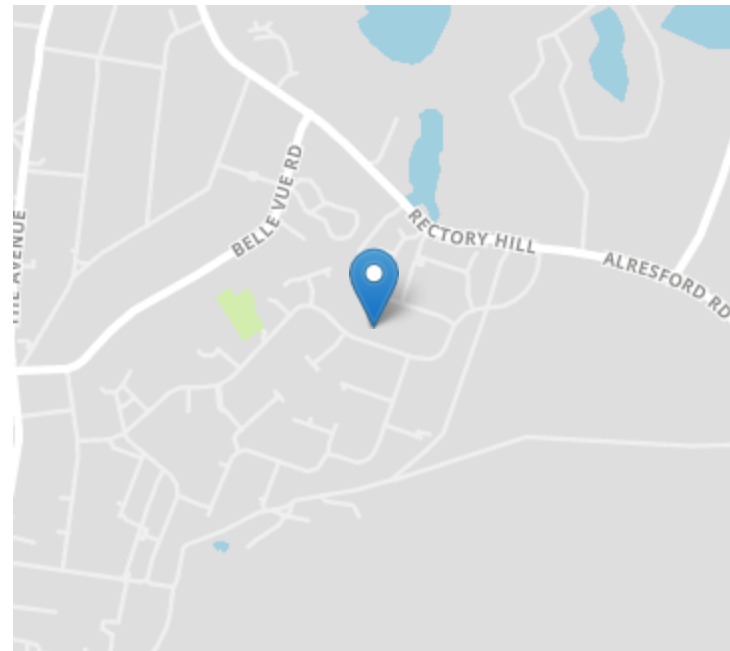
# Property Details.

## Floorplans



TOTAL FLOOR AREA: 1310 sq. ft. (121.7 sq. m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of actual features, spaces and areas may vary from those approximately shown. Consequently, the floor plan should not be relied upon for the purpose of any legal proceedings. The floor plan is provided as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

## 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.