



- Semi Detached House
- Three Bedrooms
- Off Road Parking
- Garage
- Air Conditioning & Gas Central Heating
- Double Glazing
- Kitchen
- Lounge
- No Onward Chain

**5 Valfreda Way, Wivenhoe, Colchester, Essex. CO7 9PJ.**

An ideal opportunity to acquire a three bedroom semi detached home with integral garage, parking and with potential to extend subject to planning. Highlights include three bedrooms, living room, kitchen, family bathroom, rear garden, off road parking and garage. Popular position close by to local schools and Essex University. Viewing highly advised.



# Property Details.

## Ground Floor

### Entrance Hall

UPVC front door, laminate flooring, storage cupboard radiator and stairs to first floor.

### Cloakroom

Double glazed window to front, wall hung basin, low level WC, and radiator.

### Kitchen

13' 9" x 8' 3" Double glazed window to front, fitted kitchen including a range of wall and base units, laminate worktop, stainless steel sink, space fridge/freezer, understairs storage and door to integral garage.

### Lounge



18' 5" x 11' 5"

Double glazed patio door to rear, two radiators and air conditioning unit.

## First Floor

### Landing

Double glazed window to side, loft access, and airing cupboard with boiler.

## Bedroom



12' 4" x 9' 9" (3.76m x 2.97m) Double glazed window to front, radiator and fitted wardrobe.

## Bedroom



9' 9" x 9' 0" (2.97m x 2.74m) Double glazed window to rear, radiator and fitted wardrobe.

# Property Details.

## Bedroom



8' 10" x 8' 5" Double glazed window to rear and radiator.

## Family Bathroom



Double glazed obscure window to the front, panel bath, wash basin, WC, and radiator.

## Outside

### Rear Garden



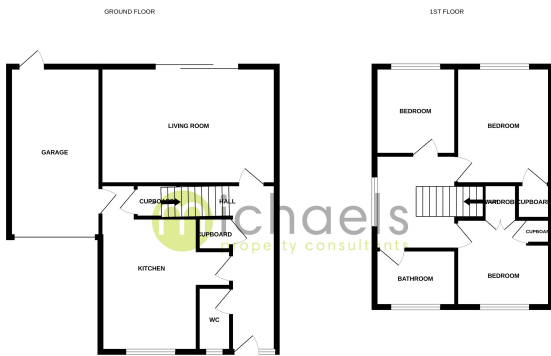
A well maintained rear garden mainly laid to lawn with patio area, well stocked with mature shrubs and retained by fencing.

### Driveway

Driveway to the front leading to garage with up and over door, power and light, integral garage.

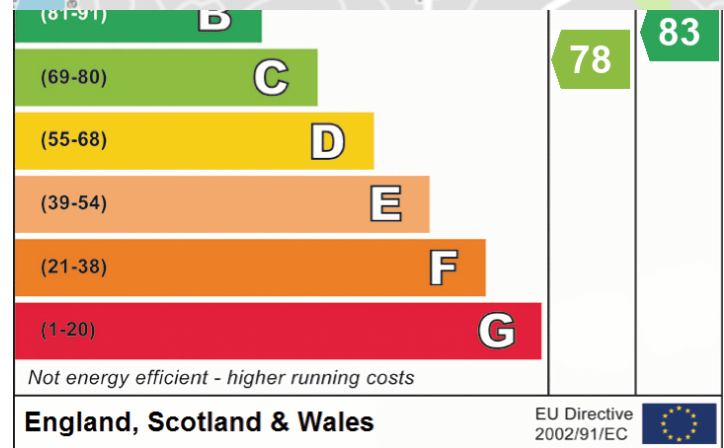
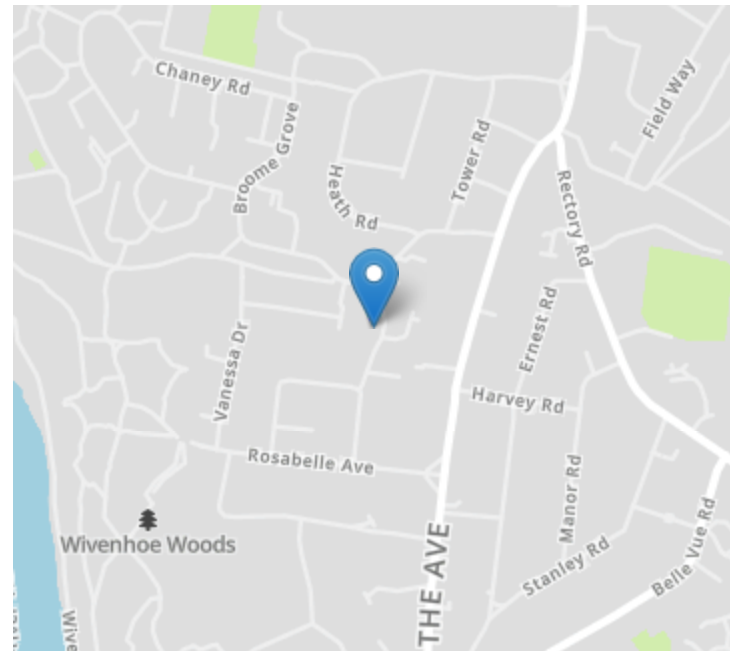
# Property Details.

## Floorplans



These plans are intended to give a general impression of the property and are not intended to be used as a basis for any legal or financial transaction. The plans are not intended to be used as a basis for any legal or financial transaction. The plans are not intended to be used as a basis for any legal or financial transaction.

## 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.

