



- Three Bedrooms
- Chalet Bungalow
- Garage & Off Road Parking
- Corner plot
- Ground Floor Wet Room And First Floor Bathroom
- Conservatory
- Low Maintenance Rear Garden
- No Onward Chain

## 1 Tower Road, Wivenhoe, Colchester, Essex. CO7 9QE.

Offered for sale with no onward chain this three bedroom semi detached chalet bungalow positioned within the centre of Wivenhoe. The property has been extended from a bungalow to a chalet creating extra living space, also benefiting from a ground floor shower/wet room and bedroom, conservatory, dining room, living room along with two further bedrooms and bathroom to the first floor. Positioned on a corner plot with garage and parking to the rear. Situated within walking distance of local schooling, Wivenhoe train station with links to London Liverpool Street and Essex University. An internal viewing is advised to appreciate the size of accommodation on offer. Guide price £325,000- £350,000.



# Property Details.

## Ground Floor

### Entrance Hall

Entrance porch with UPVC French doors and an inner entrance door, stairs to the first floor, airing cupboard and storage cupboard, radiator.

### Dining Room



9' 9" x 9' 9" (2.97m x 2.97m) Double glazed window to front and side, radiator.

### Living Room



15' 6" x 12' 4" (4.72m x 3.76m) Double glazed window to front, fireplace, wall lights, radiator.

### Ground Floor Bedroom



13' 3" x 12' 4" (4.04m x 3.76m) Double glazed window to front, radiator.

### Kitchen

10' 2" x 10' 0" (3.10m x 3.05m) Double glazed window to side, French doors to rear, fitted kitchen including a range of wall and base units with a laminate worktop, stainless steel sink, cooker and extractor fan, space for washing machine, fridge freezer.

### Conservatory



12' 3" x 7' 3" (3.73m x 2.21m) Double glazed window to side, rear and French doors opening onto the garden.

# Property Details.

## Ground Floor Wet Room



Inset ceiling spot lights, under floor heating, tiled floor and walls, radiator with wash hand pedestal basin, low level WC, walk in shower.

## First Floor

### Landing

12' 6" x 7' 11" (3.81m x 2.41m) Double glazed windows to front and sides, radiator, doors leading to:

### Bedroom Two



13' 8" x 10' 2" (4.17m x 3.10m) Double glazed window to rear, radiator and wardrobes.

## Bedroom Three



10' 8" x 7' 6" (3.25m x 2.29m) Double glazed window to front radiator, fitted storage.

## Family Bathroom



Velux window to rear, tiled walls, panelled bath, low level WC, wash hand basin and vanity unit, radiator.

## Outside

### Off Road Parking & Garage

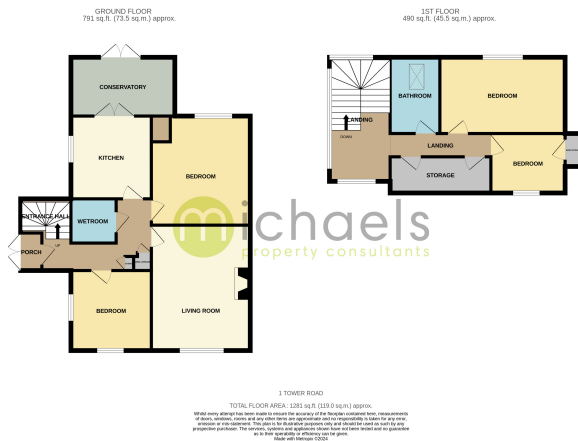
Off road parking via the hard standing driveway and garage.

### Garden

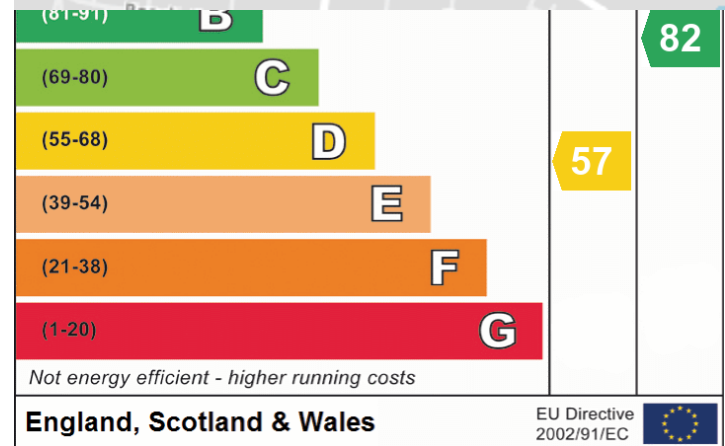
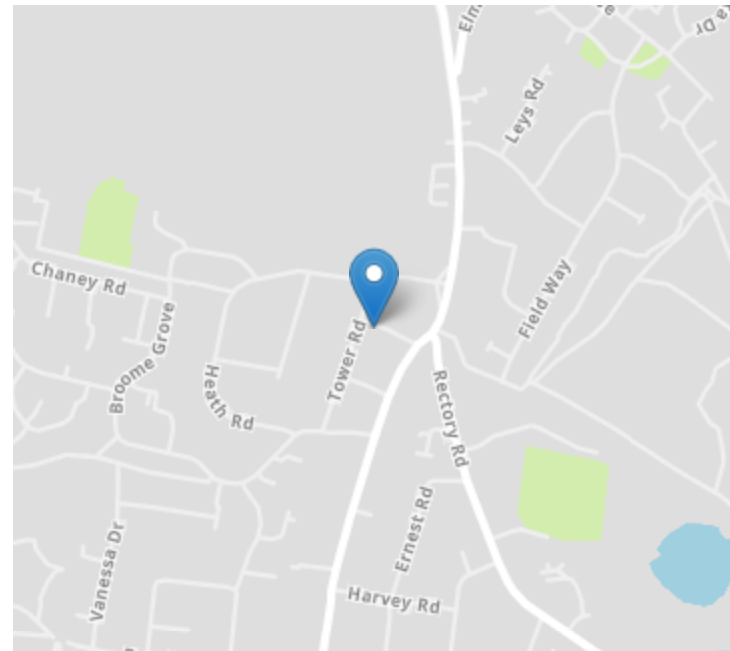
Low maintenance rear garden to the rear laid to patio, wrapping around to the front entrance with grass.

# 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.