



- Detached Family Home
- Four Bedrooms
- Off Road Parking
- Garage Conversion
- Utility Room
- Open Plan Kitchen/ Living Room
- Lounge/ Play Room
- WC, Bathroom & Utility With Shower
- Gas Central Heating & Double Glazing
- Close Proximity to Local Amenities

**26 Richard Avenue, Wivenhoe,
Colchester, Essex. CO7 9JQ.**

A charming four bedroom detached family home beautifully presented and having created additional space by converting the garage. Highlights to this property include south facing rear garden, generous frontage with ample off road parking, two reception rooms, open plan kitchen/diner, utility, four bedrooms and family bathroom. Conveniently located within easy reach to Essex University, Railway Station, High Street and great pubs, Viewing highly advised to fully appreciate what the property has to offer.



Property Details.

Ground Floor

Entrance Hall



10' 06" x 6' 06" (3.20m x 1.98m) UPVC front door, radiator, leading to:

Inner Hall



13' 11" x 6' 9" (4.24m x 2.06m) Stairs rising to first floor, doors leading to:

Kitchen/ Diner

17' 03" x 10' 10" (5.26m x 3.30m) Window to rear inset spot lights, wood floor, vertical radiator. Fitted shaker style kitchen with solid wood worktops, tiled splashback, ceramic sink with right hand drainer, space for range style cooker, dishwasher and fridge/freezer, space for dining table, open plan onto living room.

Cloakroom

6' 02" x 3' 02" (1.88m x 0.97m) Low level WC, wash hand basin, tiled splash back, radiator.

Living Room

18' 11" x 11' 11" (5.77m x 3.63m) Window to front, French doors to rear, radiators, wood floor, open plan onto kitchen.

Utility Room

11' 08" x 6' 04" (3.56m x 1.93m) Window to side, inset spots, 2x loft access, corner shower enclosure, fitted wall and base units, laminate worktop, space for washing machine, tumble dryer, cupboard housing boiler.

Lounge/ Playroom



15' 10" x 14' 0" (4.83m x 4.27m) Windows to side, radiator, inset spotlights, wood floor, currently used as a playroom.

First Floor

Landing

11' 3" x 5' 11" (3.43m x 1.80m) Window to front, doors leading to:

Bedroom One



12' 05" x 10' 2" (3.78m x 3.10m) Window to rear, radiator.

Property Details.

Bedroom Two

11' 11" x 6' 09" (3.63m x 2.06m) Window to rear, radiator.

Bedroom Three

10' 10" x 8' 2" (3.30m x 2.49m) Window to rear, radiator, loft access.

Bedroom Four

9' 02" x 7' 05" (2.79m x 2.26m) Double glazed window to front, radiator.

Family Bathroom

11' 3" x 5' 11" (3.43m x 1.80m) Obscured window to side, inset spot lights, heated towel rail, fitted white suite including bath with overhead shower, vanity basin unit, low level WC.

Outside

Off Road Parking

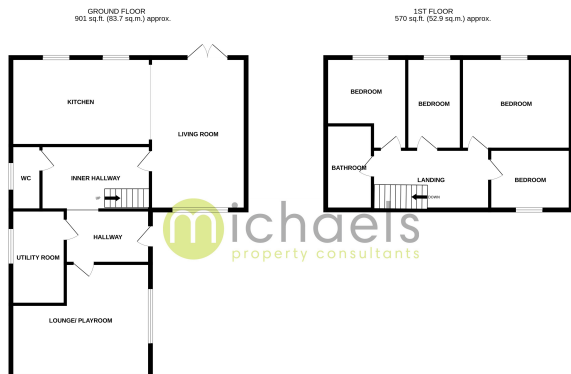
Ample off road parking to the front for several vehicles, also a garden shed, retained by low level brick wall.

Rear Garden

A generous rear garden mainly laid to lawn, side access to front, south facing garden, retained by brick wall.

Property Details.

Floorplans

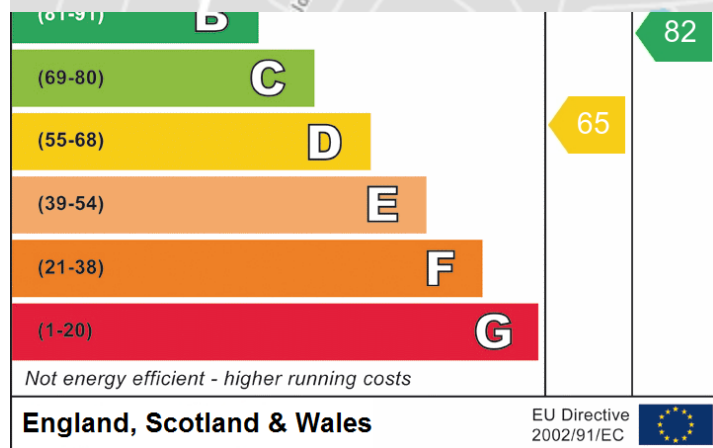
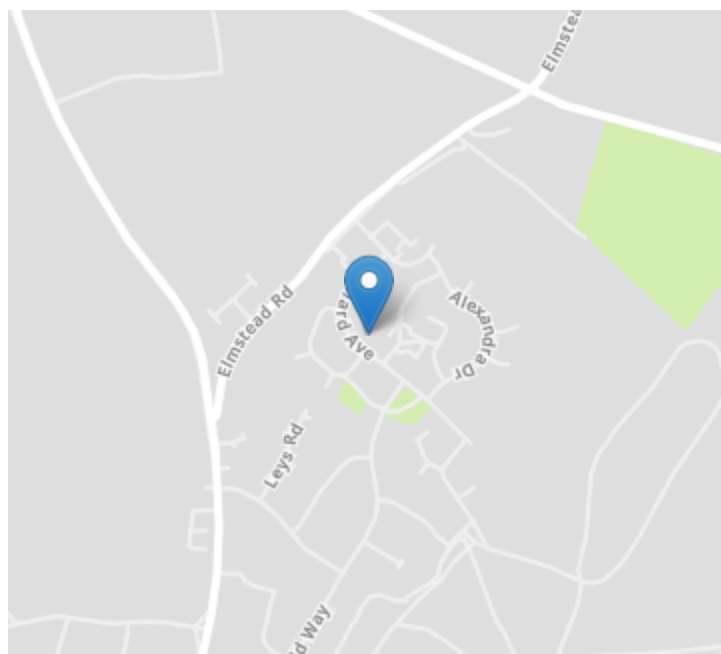


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TOTAL FLOOR AREA: 1472 sq.ft. (136.6 sq.m.) approx.

Energy ratings are based on the latest available information for energy of the property. The energy rating is based on the information provided by the seller and is not a guarantee of energy performance. The energy rating is based on the information provided by the seller and is not a guarantee of energy performance. The energy rating is based on the information provided by the seller and is not a guarantee of energy performance.

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.