



- Four Bedrooms
- Garage & Parking
- Gas Central Heating
- Double Glazing
- Well Maintained And Beautiful Garden
- Family Bathroom & Cloakroom
- Kitchen & Breakfast Room
- Living Room
- No Onward Chain

8 Victoria Close, Wivenhoe, Colchester, Essex. CO7 9PL.

A charming four bedroom modern home. Positioned in the centre of Wivenhoe and within easy reach of good local schools and the mainline train station with fast links to London Liverpool Street Station in just over the hour. The property benefits from being extended to the front aspect and over the garage creating four bedrooms. Accommodation includes four bedrooms, living room, integral garage, bathroom, ground floor cloakroom, kitchen, living room and ample off road parking. Offered for sale with no onward chain.



Property Details.

Ground Floor

Porch

UPVC front door.

WC

Double glazed obscure window to front, radiator, tiled floor and walls, low level WC, wall hung vanity unit.

Dining Hall

11' 09" x 7' 5" (3.58m x 2.26m) Stairs to first floor, current space used as dining area.

Kitchen/ Breakfast Room



12' 11" x 10' 6" (3.94m x 3.20m) Double glazed window to front, tiled floor and part tiled walls, fitted kitchen including a range of wall and base units, laminate worktop, inset one and a half bowl sink with right hand drainer, tiled walls, tiled splash back, gas hob with over head fan, space for washing machine and dish washer.

Living Room



18' 5" x 11' 10" (5.61m x 3.61m) Patio door to rear, radiator.

First Floor

Landing

Loft access, storage cupboard housing boiler.

Bedroom One



16' 0" x 8' 4" (4.88m x 2.54m) Double glazed window to front and rear, extension loft access.

Bedroom Two



12' 08" x 9' 08" (3.86m x 2.95m) Double glazed window to rear, radiator, wardrobes.

Property Details.

Bedroom Three



8' 4" x 5' 5" (2.54m x 1.65m) Double glazed window to front, radiator, fitted wardrobe.

Bedroom Four



8' 10" x 8' 6" (2.69m x 2.59m) Double glazed window to rear, radiator.

Family Bathroom



Double glazed window to front, tiled walls, vanity unit with basin and WC, paneled bath with over head shower.

Outside

Rear Garden



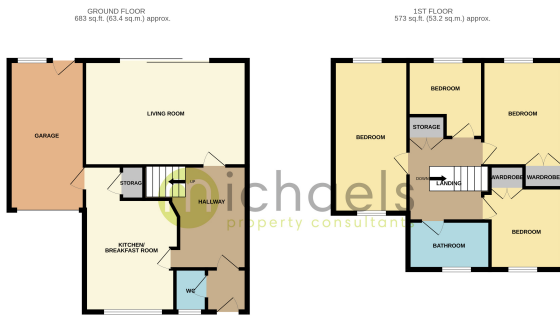
A well maintained rear garden, including patio area with the remainder laid to lawn, access to the garage, retained by fencing.

Garage & Driveway

Off road parking via the driveway, garage with up & over door, power and light.

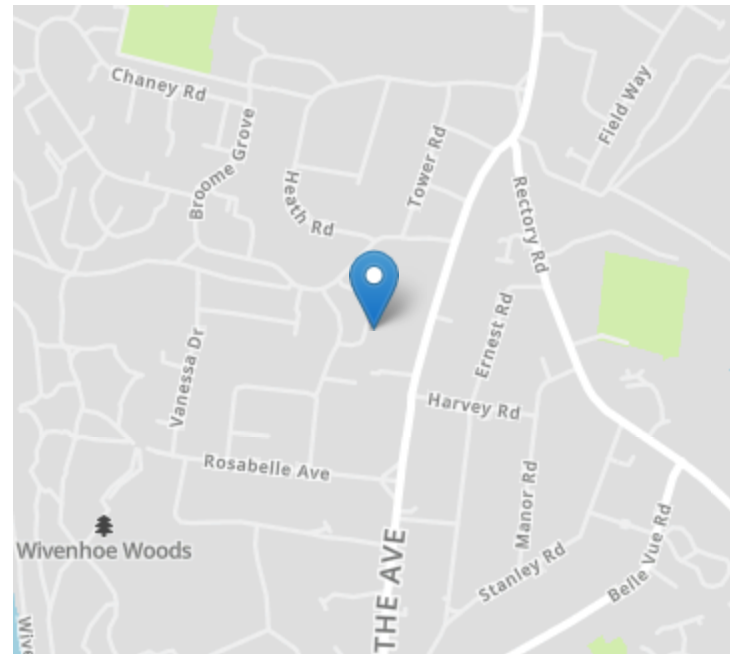
Property Details.

Floorplans



TOTAL FLOOR AREA: 1256 sq ft (116.7 sq m) approx.
We have every attempt to have made to ensure the accuracy of the floor plans contained here. Measurements of spaces or areas shown on the plans are for guidance only and should not be relied upon for the purpose of purchase. The layout, content and appearance of this plan has not been tested and no guarantee is made with respect to it.

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.