



- Detached Bungalow
- Four Bedrooms
- Corner Plot
- Garage and Parking
- Kitchen/Diner
- Ample Storage
- Popular Position
- Generous Accommodation

2 Valfreda Way, Wivenhoe, Colchester, Essex. CO7 9PJ.

A spacious detached bungalow in this popular position and sitting in a good sized corner plot offering further potential. With accommodation to include four bedrooms with built in wardrobes, lounge, kitchen/diner, bathroom, cloakroom, garage, parking and gardens this wonderful property must be viewed. Offered with no onward chain and within easy reach of shops, train station, waterfront, schools and Essex University.



Property Details.

Ground Floor

Entrance Hall

A generous entrance hall and hallway with radiator, loft access, cupboard and doors to.

Lounge



16' 0" x 12' 0" (4.88m x 3.66m) Windows to front and side, radiator, dado rail.

Kitchen/Diner



17' 3" x 12' 0" (5.26m x 3.66m) Windows to side and rear, door to rear, fitted boiler cupboard, radiator, dado rail, a range of fitted units and drawers with worktops over, inset sink, matching eye level units, spaces for appliances, tiled splashbacks.

Cloakroom



Obscure window to rear, radiator, low level WC, wash hand basin, tiled walls.

Bathroom



Obscure window to rear, panel bath, vanity WC and wash hand basin, radiator, tiled walls.

Bedroom One



12' 10" x 10' 10" (3.91m x 3.30m) Window to front, fitted wardrobe, radiator.

Property Details.

Bedroom Two



10' 10" x 9' 9" (3.30m x 2.97m) Window to rear, radiator, fitted wardrobe.

Bedroom Three

10' 1" x 9' 6" (3.07m x 2.90m) Window to front, radiator, fitted wardrobe.

Bedroom Four

9' 9" x 7' 0" (2.97m x 2.13m) Window to rear, radiator, fitted wardrobe.

Outside

Front



To the front of the property there is a hard standing and the remainder is laid to lawn with various shrubs and plants.

Rear



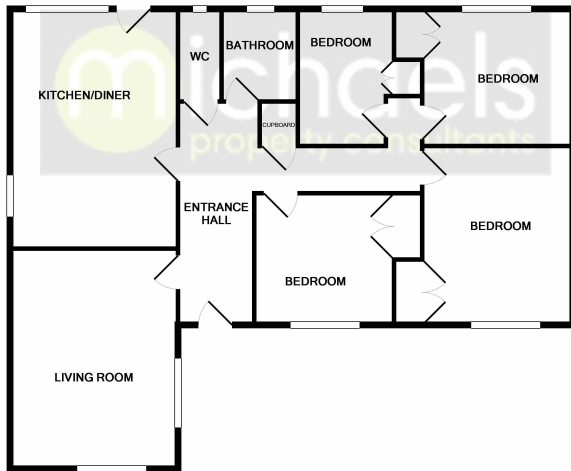
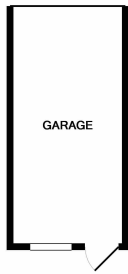
The rear garden is mainly laid to lawn with extra side garden laid to patio, various shrubs and plants, all enclosed by panel fencing, gated side access, further patio area, outside tap.

Garage

17' 4" x 8' 2" (5.28m x 2.49m) With up and over door to rear, window and door to front.

Property Details.

Floorplans



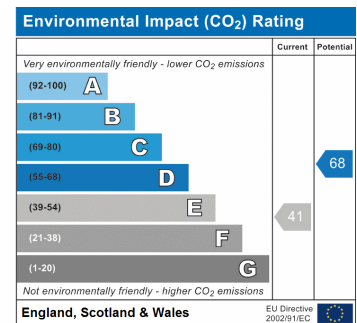
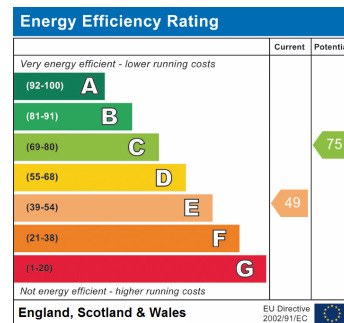
TOTAL APPROX. FLOOR AREA 1200 SQ.FT. (111.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

