



- Semi Detached Bungalow
- Two Bedrooms
- Garage & Parking
- No Onward Chain
- Lounge & Conservatory
- Shower Room
- Kitchen
- Private Enclosed Rear Garden
- Gas Central Heating & Double Glazing

36 Bowes Road, Wivenhoe, Colchester, Essex. CO7 9RE.

A well presented two bedroom semi-detached bungalow located on the popular Millfield's development in Wivenhoe with great access to local shops and amenities. This property benefits from a living room, kitchen, two bedrooms, shower room, conservatory, rear and front garden, garage and off road parking. Wivenhoe has plenty to offer with its fantastic array of local shops, restaurants and pubs, picturesque waterfront and quay and of course the mainline train station with fast links to London Liverpool Street. Offered for sale with no onward chain and offering lots of potential.



Property Details.

Ground Floor

Entrance Hall

UPVC front door, doors leading to:

Lounge



19' 0" x 10' 4" (5.79m x 3.15m) Patio door to rear, ceiling fan, wall lights, radiator.

Kitchen



11' 6" x 9' 0" (3.51m x 2.74m) Double glazed window to rear, UPVC door to side, range of wall and base units, laminate worktops, inset sink, space for washing machine, fridge/freezer, dish washer and cooker.

Bedroom



12' 4" x 10' 5" (3.76m x 3.17m) Double glazed window to front, radiator.

Bedroom



11' 10" x 9' 0" (3.61m x 2.74m) Double glazed window to front, radiator.

Property Details.

Conservatory



Double glazed window to all aspects, radiator, door to garden.

Family Bathroom



Double glazed obscure window to side, tiled walls, shower enclosure, wash hand basin, low level.

Outside

Off Road Parking & Garage

Off road parking leading to the garage with electric door and power.

Rear Garden

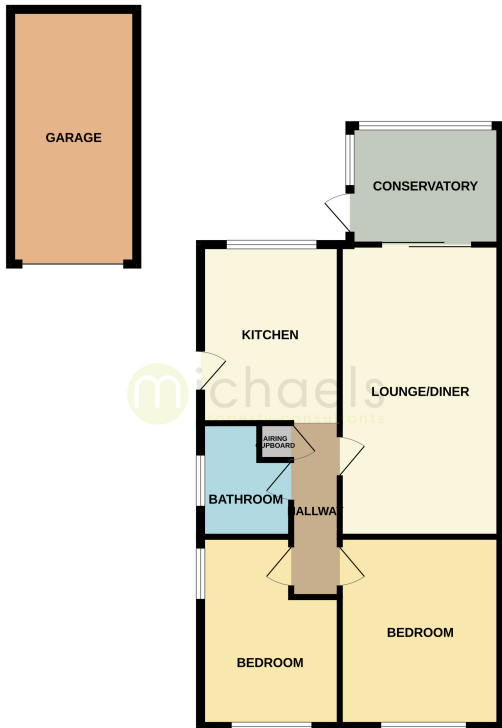


A private rear garden mainly laid to lawn, workshop with power, retained by fencing, garden shed and side access.

Property Details.

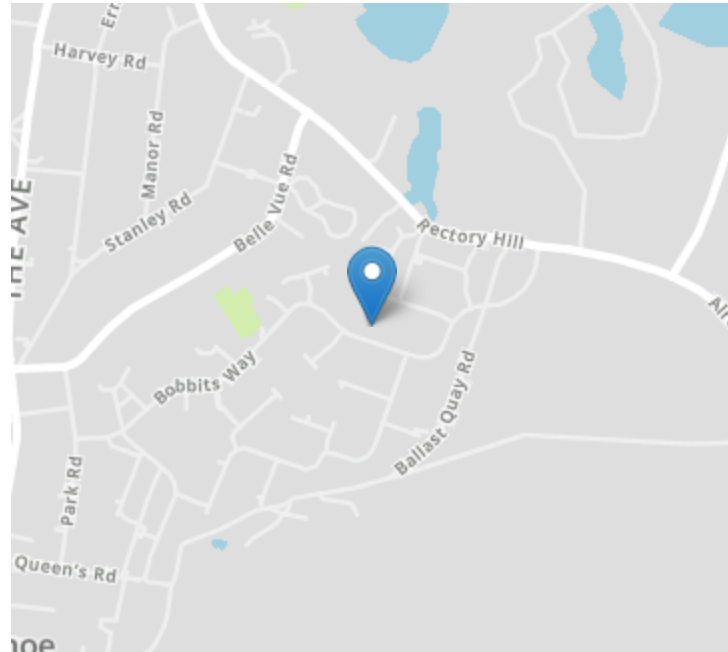
Floorplans

GROUND FLOOR
830 sq.ft. (77.1 sq.m.) approx.



TOTAL FLOOR AREA: 830 sq.ft. (77.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.

