



- Semi Detached Bungalow
- Off Road Parking
- Garage & Driveway
- Previously Extended
- Living Room & Dining Room
- Two Bedrooms
- Walking Distance Of Local Amenities
- Gas Central Heating & Double Glazing

2 Leys Road, Wivenhoe, Colchester, Essex. CO7 9EX.

A well maintained and beautifully presented bungalow on the popular Vine Farm development in Wivenhoe. The bungalow has previously been extended creating a dining room from the kitchen. Highlights include two bedrooms, living room, beautifully well maintained rear garden, garage and plenty of off road parking. Positioned within walking distance to local shops and Essex University, also with easy reach of Wivenhoe Quay and Train Station. Please call for further details.



Property Details.

Living Accommodation

Entrance Hall

UPVC porch with an inner entrance door, radiator, storage cupboard, doors leading to:

Living Room

13' 11" x 10' 10" (4.24m x 3.30m) Double glazed window to front, radiator, gas fireplace with exposed brick hearth and surround, exposed brick feature wall.

Kitchen



12' 04" x 10' 3" (3.76m x 3.12m) Range of wall and base units, laminate worktop, tiled splash back, space for range cooker, washing machine fridge/freezer, integrated sink and cooker hood.

Dining Room



10' 11" x 8' 4" (3.33m x 2.54m) Double glazed patio door to rear, radiator, views onto the rear garden.

Bedroom



14' 02" x 9' 0" (4.32m x 2.74m) Double glazed window to front, radiator.

Property Details.

Bedroom



9' 05" x 7' 2" (2.87m x 2.18m) Double glazed window to rear, radiator.

Family Bathroom



6' 03" x 5' 10" (1.91m x 1.78m) Double glazed obscured window to rear, tiled floor part tiled walls, panelled bath with over head shower, low level WC, wash hand basin.

Outside

Off Road Parking & Garage

Off road parking to the front via the block paved driveway, garage with up & over door and power.

Rear Garden

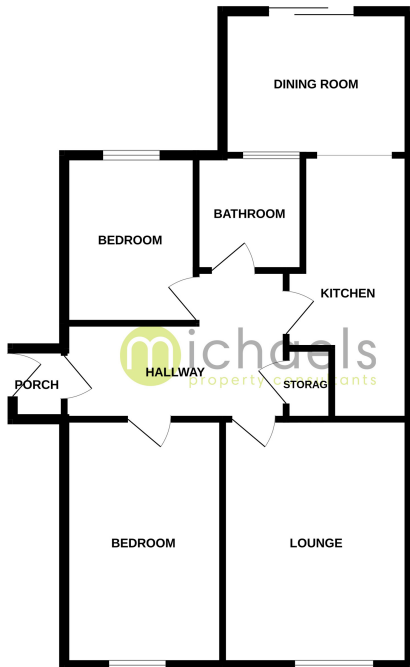


Well maintained low maintenance rear garden, shed, access to garage, side gate, mature shrubs, enclosed by privacy fencing.

Property Details.

Floorplans

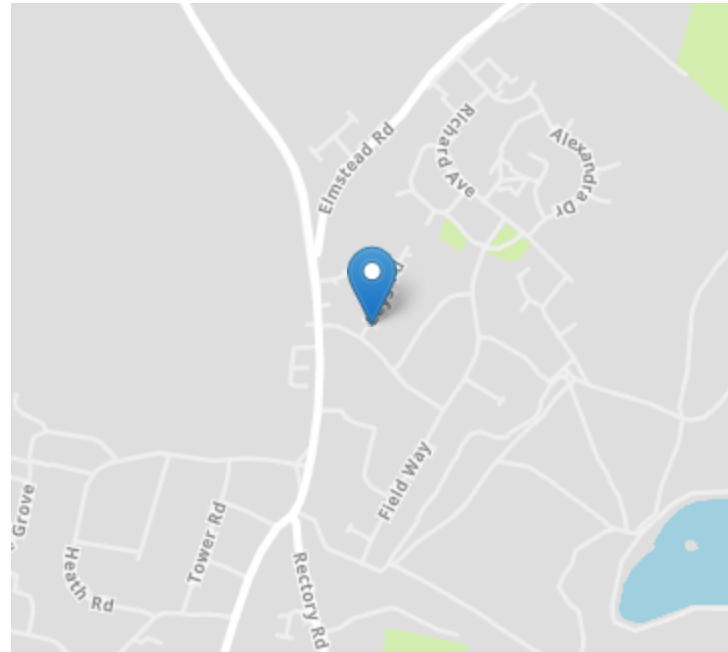
GROUND FLOOR
700 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA: 700 sq.ft. (65.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, 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.