



- Detached Family Home
- Garage & Driveway
- Four Bedrooms
- Cloakroom & Family Bathroom
- Two Reception Room
- Kitchen
- Offered For Sale With No Onward Chain
- Walking Distance Of Local Primary School
- Close By To Wivenhoe Train Station
- No Onward Chain

8 Friars Close, Wivenhoe, Colchester, Essex. CO7 9NW.

Michaels Property Consultants are pleased to present for sale this four bedroom detached home offered for sale with no onward chain. The property is ideally situated in the Millfield's catchment along with being conveniently located to the nearby mainline train station and Wivenhoe Quay. The property highlights include four double bedrooms, open plan living room, diner, cloakroom, first floor bathroom, garage and off road parking. Viewing highly advised to appreciate what the property has to offer.



Property Details.

Ground Floor

Entrance Hall

UPVC front door, radiator, doors leading to:

WC

Double glazed obscure window to front, radiator, wash hand basin with tiled splash back, low level WC.

Living Room



14' 7" x 12' 5" (4.45m x 3.78m) Double glazed window to front, two radiators, gas fireplace.

Dining Room



12' 09" x 9' 01" (3.89m x 2.77m) Double glazed patio doors to rear, radiator, open plan onto living room.

Kitchen



12' 6" x 12' 0" (3.81m x 3.66m) Double glazed window and door to rear, tiled floor, understairs storage, shaker style fitted kitchen, laminate worktop, tiled splash back, inset stainless steel sink, gas hob, double oven, microwave, space for fridge/freezer, washing machine and dishwasher.

First Floor

Landing

Loft access, (The loft is part boarded, insulated, has a loft light and ladder) radiator, doors leading to:

Bedroom One



12' 4" x 11' 08" (3.76m x 3.56m) Double glazed window to front, fitted wardrobe.

Property Details.

Bedroom Two



11' 01" x 9' 6" (3.38m x 2.90m) Double glazed window to rear, radiator, fitted wardrobe, wall mounted boiler.

Bedroom Four



9' 6" x 9' 4" (2.90m x 2.84m) Double glazed window to front, radiator, fitted wardrobe.

Bedroom Three



11' 3" x 10' 09" (3.43m x 3.28m) Double glazed window to rear, radiator, fitted storage.

Shower Room

Double glazed obscure window to side, wall mounted fan, towel rail, low level WC, vanity unit, nonslip floor with soak away, wall hung shower.

Outside

Off Road Parking & Garage

Off road parking to the front, garage with up & over door, power and light.

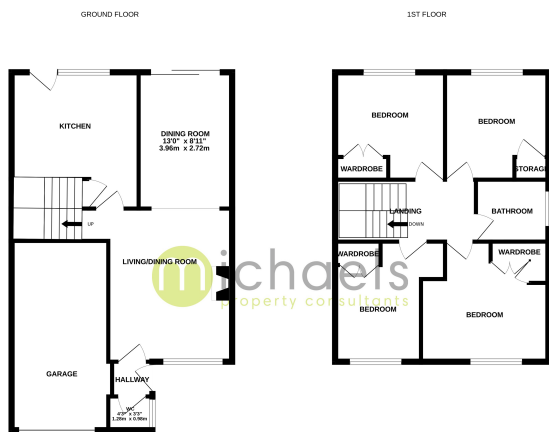
Rear Garden



A well stocked rear garden, mainly laid to lawn, retained by privacy fencing and shrubs.

Property Details.

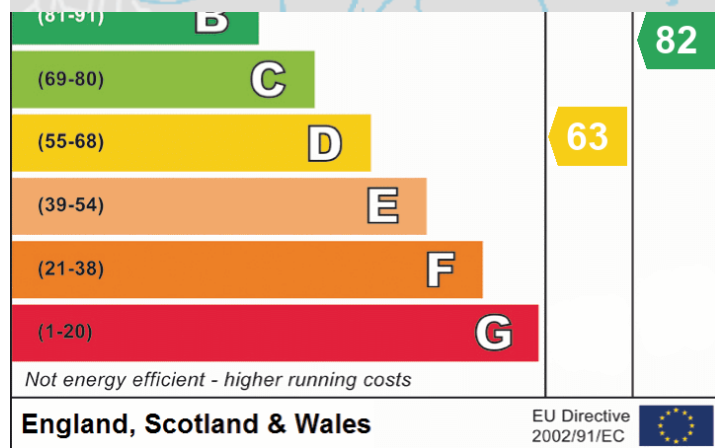
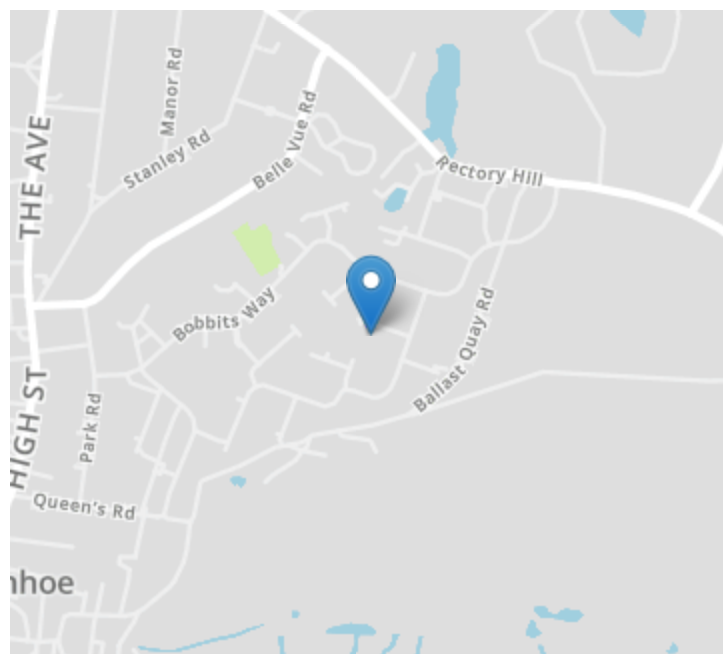
Floorplans



CO7 9HW

While every effort has been made to ensure the accuracy of the floorplans, measurements of doors, windows, fixtures and any other items are approximate and do not constitute a guarantee for any one aspect of the development. The floorplans are provided as a guide only and should not be relied upon for any purpose as to their accuracy or otherwise. The floorplans are provided as a guide only and should not be relied upon for any purpose as to their accuracy or otherwise. The floorplans are provided as a guide only and should not be relied upon for any purpose as to their accuracy or otherwise.

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.

