



- Detached House
- Four Bedrooms
- Requires Full Refurbishment
- Cul De Sac Location
- Lounge
- Dining Room
- Kitchen & Utility Room
- Integral Garage
- Family Bathroom, En Suite & WC
- No Onward Chain
- Gas Central Heating & Double Glazing

## 18 Westlake Crescent, Wivenhoe, Colchester, Essex. CO7 9RZ.

Michaels property consultants are delighted to present this four bedroom detached family home to the market. Requiring refurbishment throughout, ready for you to put your stamp on the property. Accommodation includes a generous lounge, dining room, kitchen, utility, integral garage, four bedrooms with fitted storage, en suite and family bathroom. The rear offers potential to extend subject to planning. The exterior offers a south facing rear garden along with driveway and garage to the front aspect. Conveniently located within walking distance to the local school, Essex University and mainline train station with direct links to London Liverpool Street. Offered with no onward chain, to appreciate everything this property has to offer please contact us to arrange an appointment.



Call to view 01206 820999





# Property Details.

## Ground Floor

### Entrance Hall

UPVC door to front, stairs to first floor, doors leading to:

### WC

Double glazed window to side, low level WC, wash hand basin, radiator.

### Lounge



14' 6" x 12' 01" (4.42m x 3.68m) Double glazed window to front, radiator, fireplace.

### Dining Room



15' 5" x 10' 6" (4.70m x 3.20m) Double glazed window to rear, French doors to side, radiator.

## Kitchen



12' 0" x 7' 11" (3.66m x 2.41m) Double glazed window to rear, radiator, part tiled walls, range of wall and base units, laminate worktop, tiled splash back, stainless steel sink, space for cooker, fridge/freezer, dishwasher.

## Utility



8' 3" x 6' 1" (2.51m x 1.85m) Double glazed window to rear, UPVC window to side, part tiled walls, laminate worktop, space for washing machine and tumble dryer, door to integral garage.

## First Floor

### Landing

Window to side, airing cupboard, doors leading to:

# Property Details.

## Bedroom One



13' 3" x 12' 2" (4.04m x 3.71m) Double glazed window to rear, radiator, wardrobe, door to:

## En Suite

Double glazed obscure window to side, radiator , WC, wash hand basin and shower enclosure.

## Bedroom Two



12' 2" x 10' 0" (3.71m x 3.05m) Double glazed window to rear, radiator, wardrobe.

## Bedroom Three

10' 1" x 10' 0" (3.07m x 3.05m) Double glazed window to front, radiator, wardrobe

## Bedroom Four

8' 7" x 8' 4" (2.62m x 2.54m) Double glazed window to front, radiator, storage cupboard.

## Family Bathroom



8' 5" x 5' 3" (2.57m x 1.60m) Double glazed obscure window to front, radiator, tiled walls, low level WC, panelled bath with over head shower, wash hand basin.

## Outside

### Rear Garden



A generous rear garden mainly laid to lawn, patio area, stepping stone foot path leading to brick shed and summer house, retained by fencing and side access.

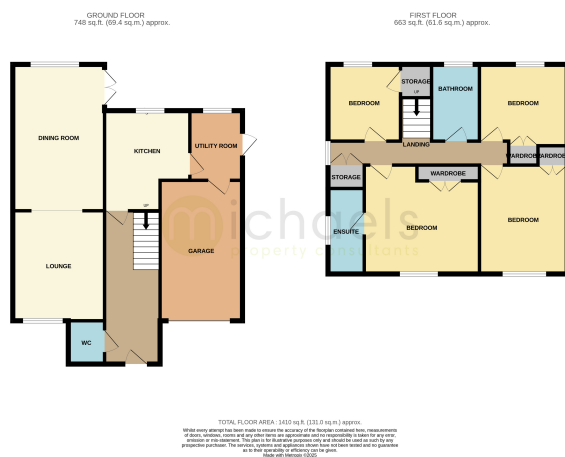
## Garage & Parking

Off road parking via the block paved driveway, leading to the integral garage.

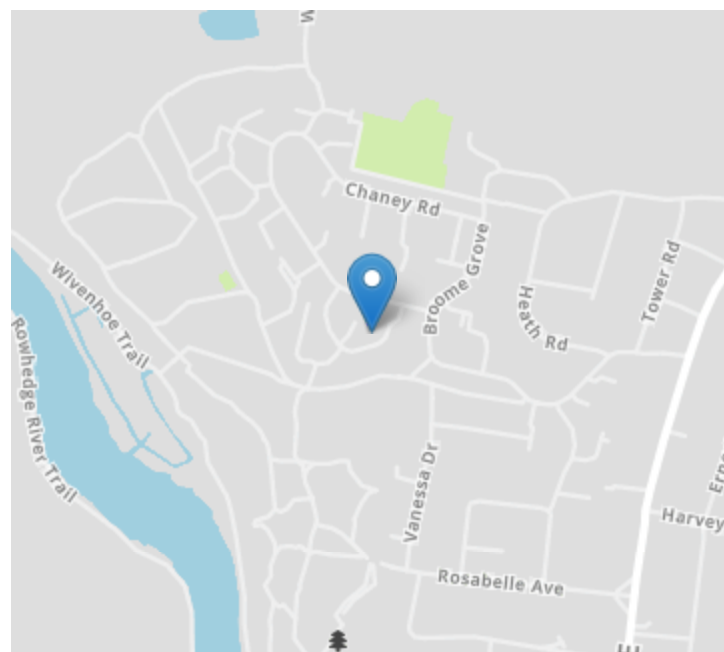


# Property Details.

## Floorplans



## 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.