



- Two Double Bedrooms
- Off Road Parking & Garage
- No Onward Chain
- Gas Central Heating & Double Glazing
- University Of Essex In Close Proximity
- Private Rear Garden

### 7 Caroline Close, Wivenhoe, Colchester, Essex. CO7 9SD.

\*Guide Price £230,000 - £240,000\* Offered for sale with no onward chain, this two-bedroom property with garage and parking. Positioned within great access to Wivenhoe amenities, Essex University and mainline train station. Accommodation includes open plan lounge/diner, kitchen, two double bedrooms, private garden, garage & parking. This terrace home in Wivenhoe is ideal for a first time buyer or investor. Viewing highly advised to fully appreciate what this property has to offer.





# Property Details.

## Ground Floor

### Porch

UPVC front door opening onto the porch, a further wooden entrance door:

### Living Room



15' 07" x 12' 04" (4.75m x 3.76m) Double glazed windows to front and side, stairs rising to first floor, radiator, open plan space.

### Kitchen



12' 03" x 7' 05" (3.73m x 2.26m) Double glazed window to rear and wooden door opening onto the rear garden, fitted kitchen, range of wall and base units, laminate worktop, breakfast bar, tiled splash back, sink with drainer, space for oven, overhead fan, space for washing machine and fridge/freezer.

## First Floor

### Landing

7' 01" x 6' 09" (2.16m x 2.06m) Doors leading to:

### Bedroom One



12' 03" x 7' 04" (3.73m x 2.24m) Double glazed window to front, radiator, fitted wardrobe.

### Bedroom Two



12' 05" x 8' 03" (3.78m x 2.51m) Double glazed to rear, radiator, storage cupboard, airing cupboard, loft access.

# Property Details.

## Family Bathroom



7' 02" x 8' 03" (2.18m x 2.51m) Part tiled walls, heated towel rail, paneled bath with over head shower, wash hand pedestal basin, low level WC.

## Frontage & Parking



Allocated off road parking, garage positioned in the end bloc, low maintenance frontage along with the out look of the green area.

## Outside

### Rear Garden

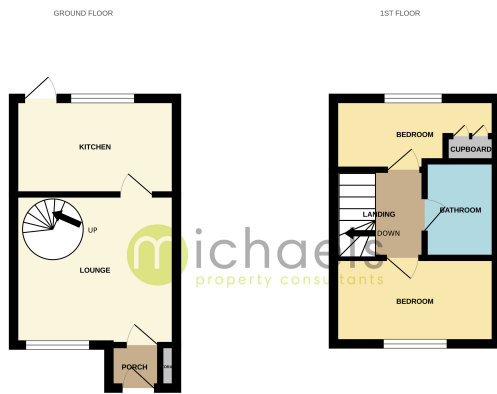


A private rear garden, patio area with footpath leading to the garden shed, remainder laid to lawn, retained by fencing.



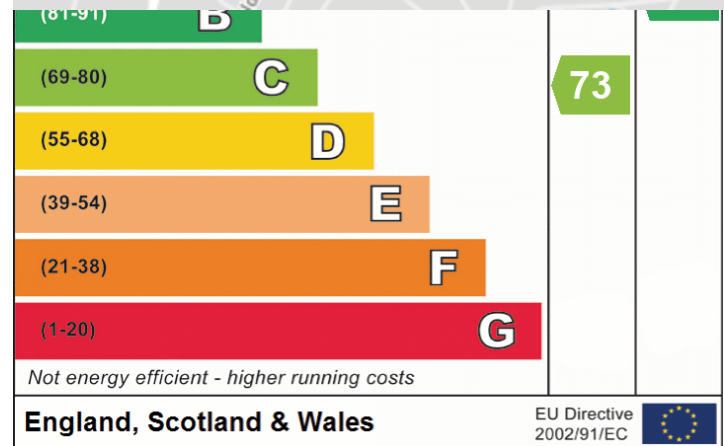
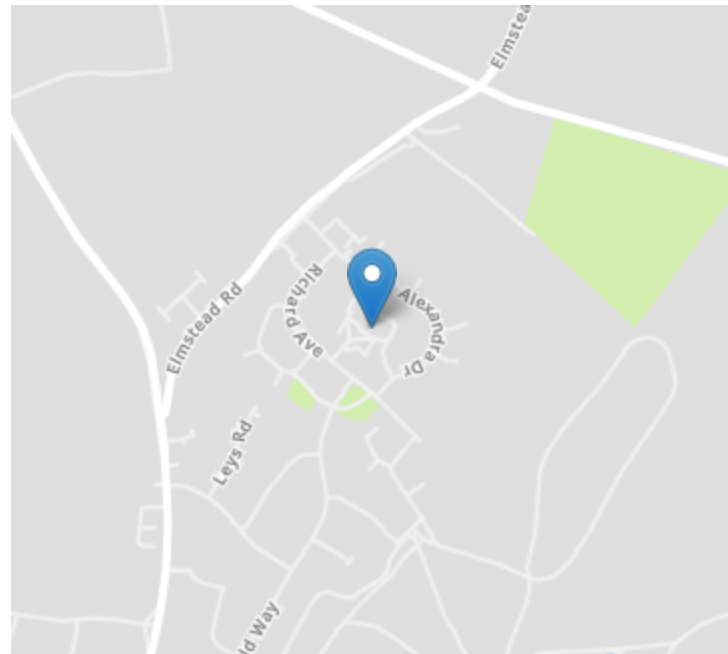
# Property Details.

## Floorplans



These plans are intended to give a general impression of the property and are not intended to be used as a guide for the purchase of the property. The purchaser should verify the accuracy of the information provided and should not rely on the information provided in these plans. The purchaser should also verify the accuracy of the information provided in these plans. The purchaser should also verify the accuracy of the information provided in these plans. The purchaser should also verify the accuracy of the information provided in these plans.

## 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.