



- Mid Terrace
- Three Bedrooms
- Living Room
- Kitchen/Diner
- Office/Reception Room/4th Bedroom
- Gas Central Heating & Double glazing
- First Floor Bathroom
- Off Road Parking and Garage
- EPC Band C

35 Broome Grove, Wivenhoe, Colchester, Essex. CO7 9QU.

This extremely flexible property is ideal for families, first time buyers and investors, and has been successfully let out in the past. This mid terrace property benefits from off road parking, garage, three bedrooms (with an option for a reception room, office or fourth bedroom to the ground floor), living room, kitchen/diner and first floor family bathroom. The property has recently benefited from new carpets and décor update. Located within easy reach of good local schools and Essex University, an early viewing is advised.



Property Details.

Ground Floor

Entrance Hall

14' 6" x 5' 11" (4.42m x 1.80m) UPVC door to side, radiator, understairs storage.

Kitchen/Diner



11' 01" x 10' 04" (3.38m x 3.15m) Double glazed window to front, radiator, tiled floor, fitted kitchen including a range of wall and base units, tiled splash back, laminate worktop, stainless steel sink with one and a half bowl and left hand drainer, space for washing machine, cooker and wall mounted boiler.

Living Room

12' 02" x 11' 10" (3.71m x 3.61m) Double glazed window to rear, French door to rear, ceiling fan.

Reception Room/Office/Fourth Bedroom



11' 09" x 7' 06" (3.58m x 2.29m) Double glazed window to rear, radiator, ceiling fan.

First Floor

Landing

9' 09" x 3' 0" (2.97m x 0.91m) Doors leading to:

Bedroom



10' 05" x 10' 04" (3.17m x 3.15m) Double glazed window to rear, radiator.

Bedroom



12' 0" x 6' 05" (3.66m x 1.96m) Double glazed window to front, radiator.

Property Details.

Bedroom



10' 4" x 6' 0" (3.15m x 1.83m) Double glazed window to rear, radiator.

Family Bathroom



8' 08" x 7' 01" (2.64m x 2.16m) Double glazed obscure window to front, tiled walls, towel radiator, panelled bath with over head shower, low level WC, wall hung wash hand basin, storage cupboard.

Outside

Off Road Parking & Garage

Off road parking to the front of the property, garage in a block to the rear, accessed via the road or on foot via the garden gate.

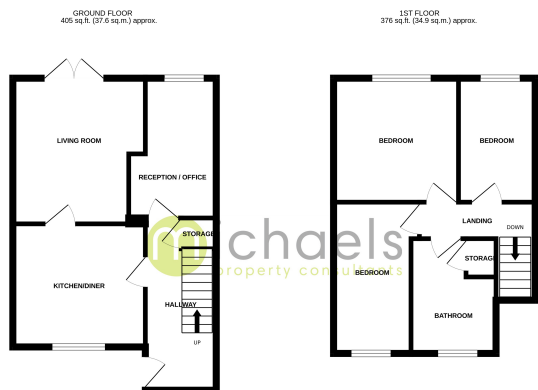
Rear Garden



A well maintained rear garden mainly laid to lawn, patio area, mature shrubs and trees, retained by fencing and side gate to rear with foot path access to the garage.

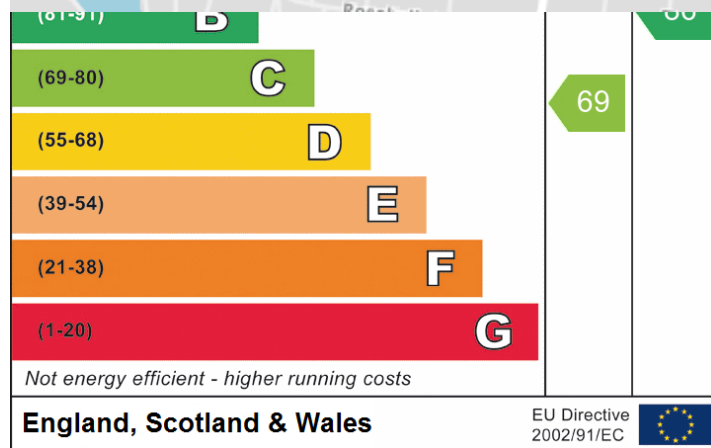
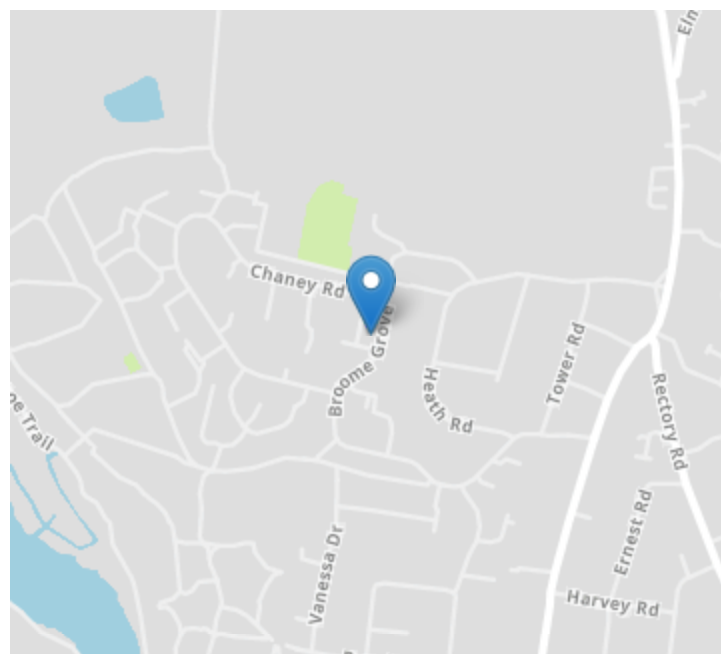
Property Details.

Floorplans



TOTAL FLOOR AREA: 781 sq ft (72.5 sq m) approx.
These areas are given for your information only and are not intended to be used as a basis for any calculations. Measurements of areas, volumes, weights and any other data are approximate and do not constitute a guarantee. The accuracy of the information is not guaranteed. The information is provided for your information only and should not be relied upon. The information is provided for your information only and should not be relied upon. The information is provided for your information only and should not be relied upon.

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.