



- Three Bedroom Semi-Detached House
- Off Road Parking & Garage
- Two Reception Rooms
- Attractive Rear Garden
- Close To Excellent Amenities
- First Floor Bathroom

### 31 Rectory Road, Wivenhoe, Colchester, Essex. CO7 9EP.

Guide Price £300,000 to £320,000 Chain Free Sale. This spacious three bedroom semi is well positioned on this sought after road in Wivenhoe. Within with easy reach of good schools, mainline train station and its fast links into London in just over the hour, countryside and waterfront walks, local pubs, shops and restaurants and of course the University Of Essex. This established property offers excellent space and includes a large driveway, two generous reception rooms, garden room, first floor bathroom and more. Early viewings are strongly advised.



# Property Details.

## Ground Floor

### Entrance Hall

5' 11" x 8' 1" (1.80m x 2.46m) Access to under stairs storage, stairs up and doors to;

### Living Room

10' 11" x 13' 11" (3.33m x 4.24m) Window to front, gas fire place and radiator.

### Living Room



8' 11" x 10' 10" (2.72m x 3.30m) Decorative fireplace, radiator, french doors through;

### Garden Room



10' 4" x 8' 5" (3.15m x 2.57m) Sliding doors to rear and radiator.

## Kitchen



15' 7" x 7' 11" (4.75m x 2.41m) Window to rear, radiator, range of eye and low level fitted units with work surface over, inset stainless steel sink, eye level integrated oven, separate hob, space for free standing fridge/freezer and washing machine (to remain STN) door out to garden;

## First Floor

### Landing

Window to side, loft access and doors to;

### Master Bedroom



9' 11" x 13' 11" (3.02m x 4.24m) Window to front, radiator and built in wardrobes.

# Property Details.

## Bedroom Two



11' 0" x 11' 0" (3.35m x 3.35m) Window to rear and radiator.

## Bedroom Three



8' 4" x 6' 11" (2.54m x 2.11m) Window to front, radiator.

## Bathroom



5' 11" x 7' 0" (1.80m x 2.13m) Window to rear, single panelled bath with over head shower, wash hand basin, W/C, radiator.

## Outside

### Garden

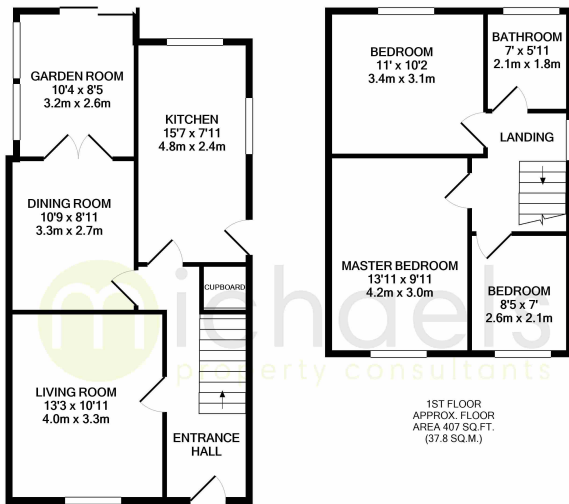


The house benefits with a beautifully maintained garden. Its been well loved and looked after by the current owners and boasts a range of well established plants, shrubs and trees. There is a small patio area directly at the back of the house as well as a large concrete section which allows space for a garden shed, this will be remaining with the house (STN).

At the front of the house there is off road parking for several vehicles and a detached garage.

# Property Details.

## Floorplans

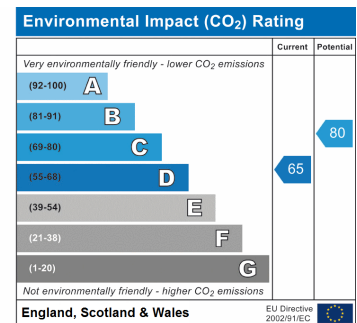
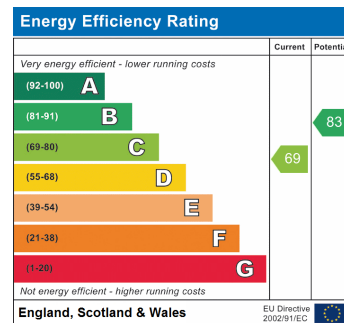


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.