



- Desirable Wivenhoe Location
- Detached Bungalow
- Three Bedrooms
- Modern Kitchen/Breakfast Room
- Low Maintenance Garden
- Garage And Ample Off Road Parking

3 Elm Grove, Wivenhoe, Colchester, Essex. CO7 9AY.

Residing in one of Wivenhoe's most desirable roads is this detached three bedroom bungalow with excellent access to Wivenhoe's local amenities, shops, pubs, restaurants and mainline train station with links London Liverpool Street. Offering three bedrooms, modern kitchen/breakfast room, lounge, contemporary shower room, low maintenance garden, garage and off road parking.



Property Details.

Internal

Entrance Porch

With tiled floor and door to kitchen/breakfast room.

Kitchen/Breakfast Room



14' 4" x 12' 10" (4.37m x 3.91m) With double glazed window and door to side, radiator, tiled floor, larder cupboard, a range of matching eye level and base units with drawers and worktops over, breakfast bar, tiled splashbacks, inset sink and drainer, double oven, gas hob with extractor hood over, space for dishwasher, washing machine and fridge/freezer, doors to.

Lounge



14' 6" x 13' 10" (4.42m x 4.22m) With double glazed window to front and side, radiator, TV point.

Inner Hallway

With two storage cupboards, loft access and doors to.

Bedroom One



10' 3" x 9' 9" (3.12m x 2.97m) With double glazed window to rear, radiator.

Property Details.

Bedroom Two



11' 8" x 9' 9" (3.56m x 2.97m) With double glazed window to front, radiator, built in storage.

Bedroom Three



10' 0" x 9' 6" (3.05m x 2.90m) With double glazed window to rear, radiator, built in wardrobes, door to office.

Office



8' 2" x 5' 9" (2.49m x 1.75m) With double glazed window to to side, radiator.

Shower Room



With two double glazed obscure window to rear, tiled floor and walls, heated towel rail, radiator, close coupled WC, shower cubicle,

Outside

Rear Garden



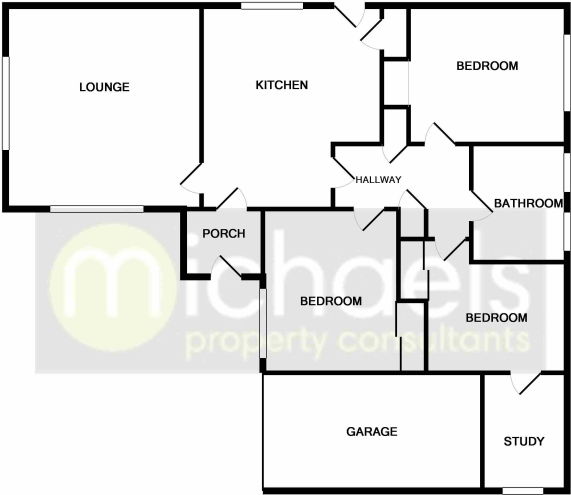
A low maintenance rear garden enclosed by fencing with gated side access, garden shed offering storage.

Front Garden & Driveway

In and out driveway offering off road parking, landscaped front garden with trees, shrubs and hedgerow.

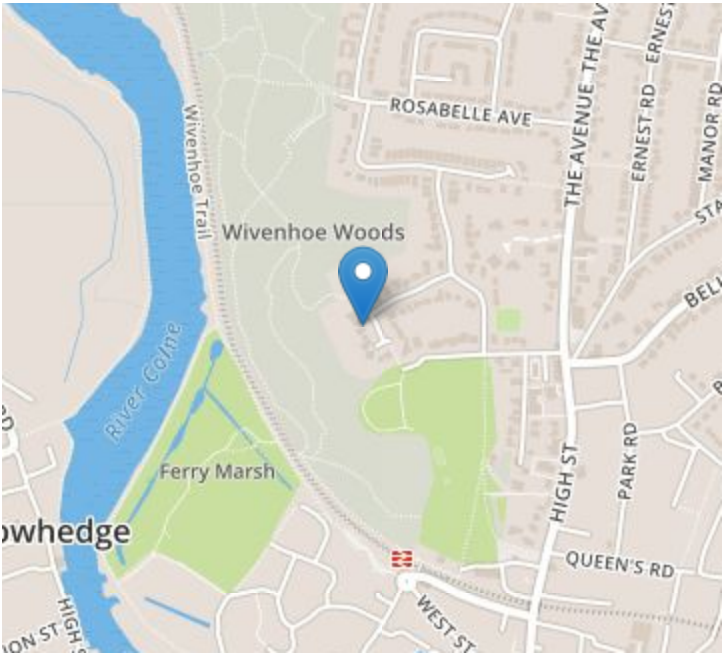
Property Details.

Floorplans

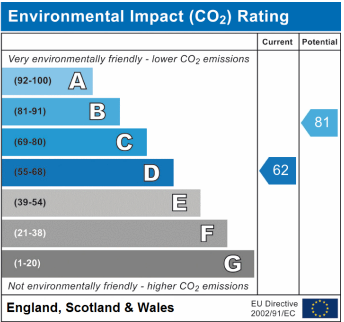
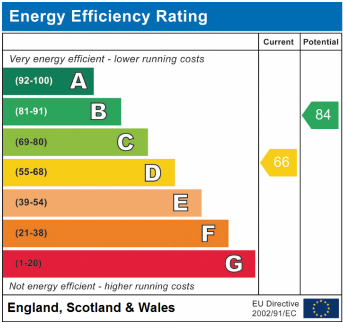


TOTAL APPROX. FLOOR AREA 1039 SQ.FT. (96.6 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is 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.