



- Popular Location In Wivenhoe
- Easy Access To Train Station
- Garage, Workshop, Garden Shed & Green House
- No Chain
- En Suite & Family Shower Room
- Three Bedrooms
- Kitchen & Utility Room
- Living Room & Dining Area

24 Manor Road, Wivenhoe, Colchester, Essex. CO7 9LN.

Rarely available is this established detached bungalow in this sought after Wivenhoe position and offering a generous plot. With ample off road parking, garage, and beautiful gardens. Highlights of the home include three bedrooms, en-suite to master, lounge with brick fireplace, dining room/home office, kitchen/breakfast room, utility room, bathroom, cloakroom and large entrance hall with access to loft rooms. Set in this desirable road and within easy reach of Wivenhoe's excellent amenities. Chain Free.



Property Details.

Living Accommodation

Entrance Hall

11' 2" x 8' 11" (3.40m x 2.72m) UPVC front door, two windows to front, radiator, airing cupboard, storage cupboard, electric meter cupboard and, access to loft rooms, doors leading to:

Dining Room



10' 6" x 8' (3.20m x 2.44m) UPVC window to side, radiator and open to

Lounge



16' 1" x 13' 6" (4.90m x 4.11m) UPVC windows to both sides, large UPVC window to front, radiator, brick hearth and surround with oak mantle over.

Kitchen



14' 9" x 9' 11" (4.50m x 3.02m) Windows to rear and side UPVC door, door to utility room, tiled floor, radiator, a range of fitted units and drawers with laminate worktops over, inset sinks and drainer, integrated oven/hob,, space for fridge/freezer, dishwasher.

Utility Room



8' x 7' 11" (2.44m x 2.41m) Window to rear, UPVC door to front, tiled floor, work top with space for washing machine and tumble dryer.

Cloakroom

Window to rear, low level WC, wash hand basin, radiator, tiled floor.

Property Details.

Bedroom One



14' 8" x 11' 1" (4.47m x 3.38m) Window to rear, door to side, two radiators, fitted wardrobes and door to en-suite.

En Suite

Vinyl floor, window to side, part tiled walls, fitted units with enclosed WC, vanity wash hand basin, heated towel rail, shower cubicle.

Family Shower Room



Window to rear, shower enclosure, low level WC, pedestal wash hand basin, radiator, tiled splashbacks.

Loft Rooms

Accessed via drop down ladder from entrance hall and offering velux windows, storage heater and lots of potential.

Bedroom Two



12' 1" x 10' (3.68m x 3.05m) UPVC window to front, radiator.

Bedroom Three

11' 1" x 8' 9" (3.38m x 2.67m) UPVC window to rear, radiator, fitted wardrobes.

Outside

Garage & Parking



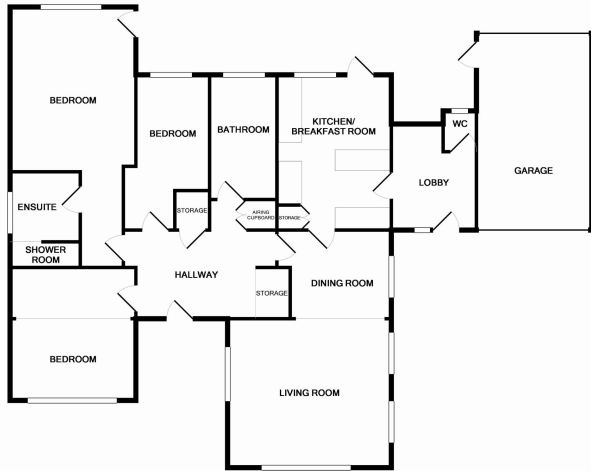
Retained by hedging and offering ample parking space, gated side access to rear garden. 20' 3" x 8' 6" (6.17m x 2.59m) Rollershut door to front, power and light connected, up and over door to rear.

Rear Garden

Mainly laid to lawn with various trees, shrubs and plants, patio area, garden shed, workshop with power and light, greenhouse and enclosed by panel fencing.

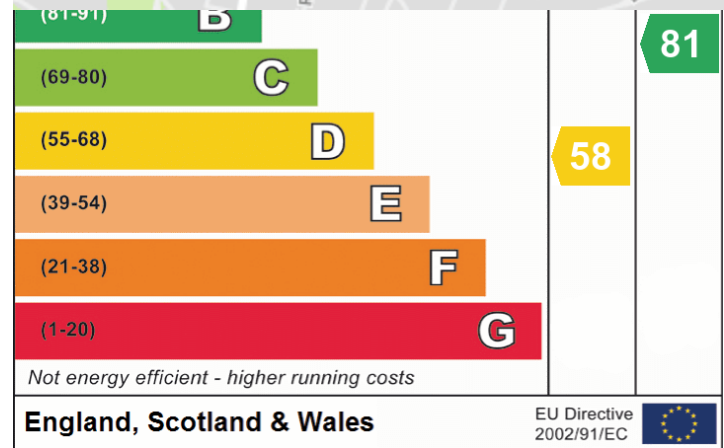
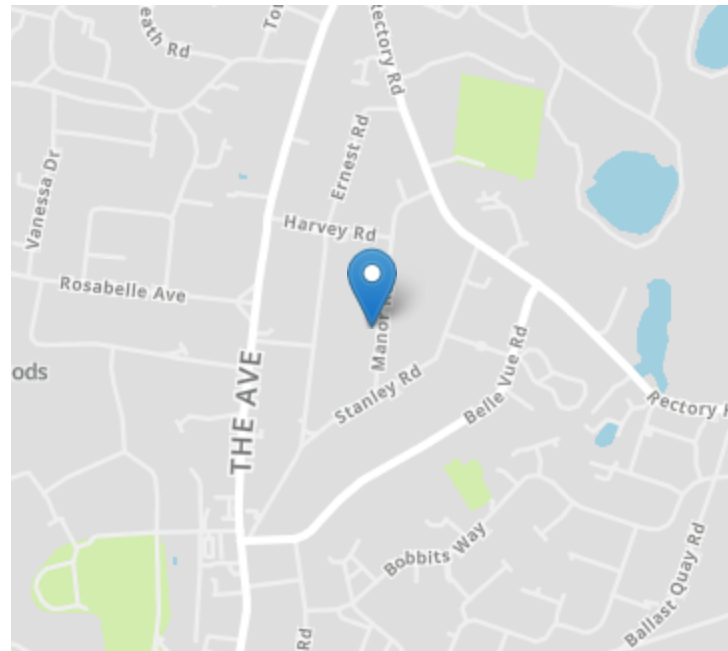
Property Details.

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



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.