



- Detached Family Home
- Three Bedrooms
- Off Road Parking & Garage
- Two Reception Rooms
- Kitchen
- Cloak Room & Family Bathroom
- No Onward Chain
- Popular Area
- Walking Distance Of Wivenhoe Train Station

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

Offered for sale with no onward chain, A three bedroom link-detached family home offering spacious living accommodation throughout. Highlights include two reception rooms, three bedrooms, WC, family bathroom, generous garden, garage and off road parking. Situated within walking distance to local schools and train station. Viewing highly advised to fully appreciate the properties potential.



Property Details.

Ground Floor

Entrance Hall

front door, stairs to first floor, doors leading to:

Cloakroom

Double glazed window to front, low level WC, wash hand basin.

Kitchen



14' 3" x 8' 05" (4.34m x 2.57m) Double glazed window to front, radiator, range of wall and base kitchen units with laminate work surface, wall mounted boiler, inset sink, fitted cooker, hob, space for whitegoods, tiled splash back, breakfast bar, under stairs storage.

Living room



18' 9" x 11' 10" (5.71m x 3.61m) Double glazed window to side, radiator, open plan onto the dining room.

Reception Room

18' 9" x 7' 6" (5.71m x 2.11m) Patio door to rear, radiator.

First Floor

Landing

Window to side, airing cupboard, loft access doors leading to:

Bedroom One



12' 01" x 10' 0" (3.68m x 3.05m) Window to rear, fitted wardrobes, radiator.

Bedroom Two



10' 01" x 8' 7" (3.07m x 2.62m) Window to front, radiator, fitted wardrobes.

Bedroom Three

8' 4" x 6' 10" (2.54m x 2.08m) Window to rear, radiator.

Property Details.

Family Bathroom



Obscured window to front, tiled walls, low level WC, wash hand basin and L shaped bath with overhead shower,

Outside

Garage & Off Road Parking

Driveway to the side of the property leading to the garage, creating ample off road parking.

Rear Garden



A generous rear garden mainly laid to lawn. Hard standing to the rear creating space for a shed, retained by fencing,

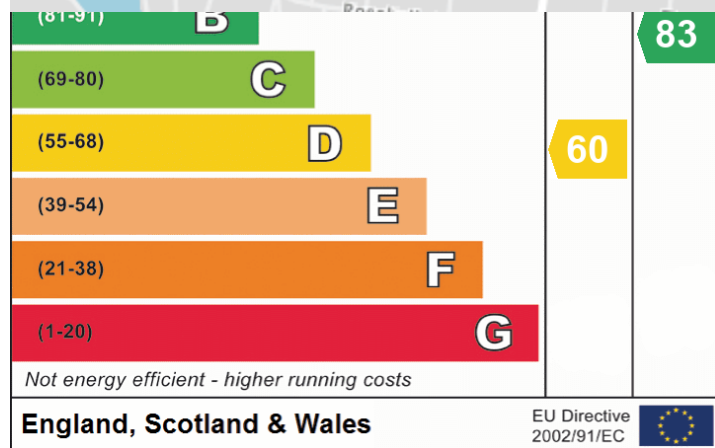
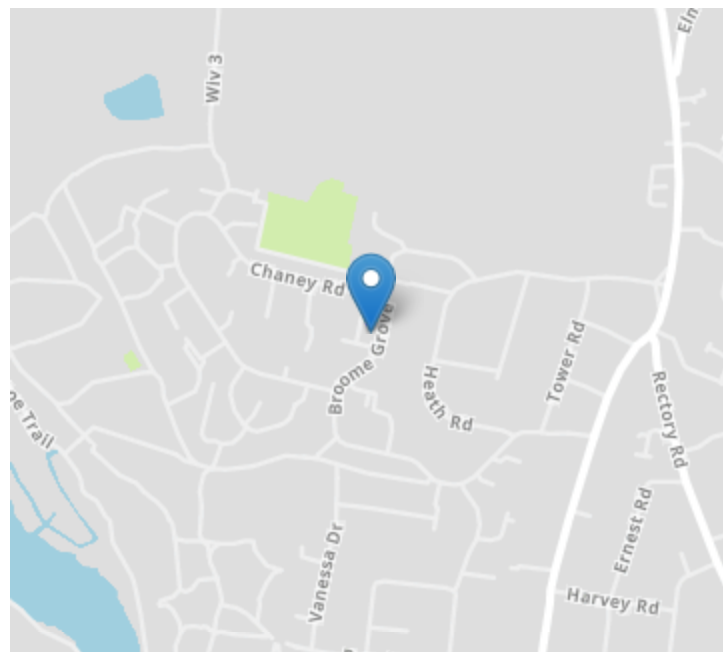
Property Details.

Floorplans



TOTAL FLOOR AREA - 1123 sq ft (104.2 sq m) approx.
 While every effort has been made to ensure the accuracy of the figures contained here, measurements of space, volume, areas and distances are approximate and do not necessarily conform to any particular standard or to the actual dimensions of the property. The plans are for general guidance only and should not be used for the production of contracts. The services, systems and appliances shown may not be tested and not guaranteed to be in full compliance with any applicable laws or regulations.

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.