



- Detached Bungalow
- Off Road Parking & Garage
- Open Plan Living Accommodation
- Shower Room
- Two Bedrooms
- Fitted Kitchen
- Requires Decoration Throughout
- No Onward Chain

**19 Elmstead Road, Wivenhoe,
Colchester, Essex. CO7 9HX.**

A two bedroom detached bungalow offered on a chain free basis with plenty of potential. Conveniently located in Wivenhoe with great access to local shops, bus stops and amenities. Highlights of this bungalow include two double bedrooms, open plan living room, kitchen, bathroom, low maintenance rear garden, driveway and garage. Viewing highly advised to fully appreciate what the bungalow has to offer.



Property Details.

Living Accommodation

Entrance Hall

UPVC front door, fitted storage housing the fuse board, radiator.

Living Room



19' 03" x 11' 06" (5.87m x 3.51m) turning to 18' 1" x 8' 11" (5.51m x 2.72m) Double glazed windows to front, radiator, fireplace.

Kitchen



12' 01" x 7' 2" (3.68m x 2.18m) Double glazed window and UPVC door to side, fitted kitchen including wall and base units, laminate worktop, tiled splash back, integrated oven, electric hob, over head fan, fridge/freezer, sink with right hand drainer, space for washing machine and dish washer.

Bedroom One



14' 11" x 10' 4" (4.55m x 3.15m) Double glazed window to rear, radiator, fitted wardrobe and dressing table.

Property Details.

Bedroom Two



12' 10" x 8' 4" (3.91m x 2.54m) Patio door to rear, radiator.

Family Bathroom



6' 4" x 5' 6" (1.93m x 1.68m) Double glazed obscured window to side, radiator, tiled walls, panelled bath, wash hand basin, low level WC.

Outside

Off Road Parking & Garage

Driveway to the side of the property creating ample off road parking leading to the garage with garage door, power, wall mounted boiler and UPVC door to the rear garden.

Rear Garden

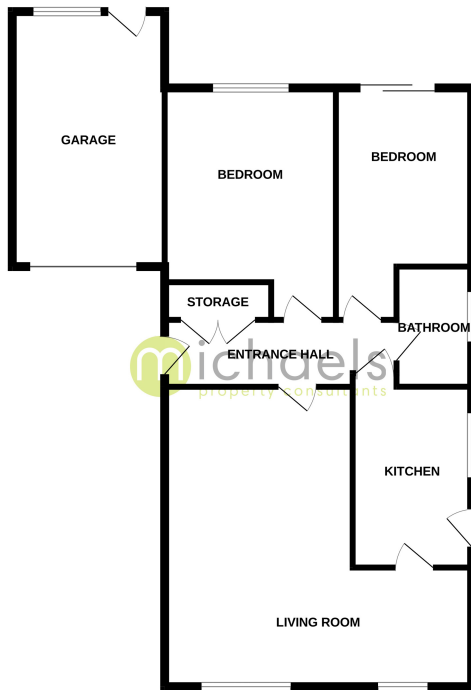


Block paved low maintenance rear garden laid to patio, garden shed, side access, retained by fencing and brick wall.

Property Details.

Floorplans

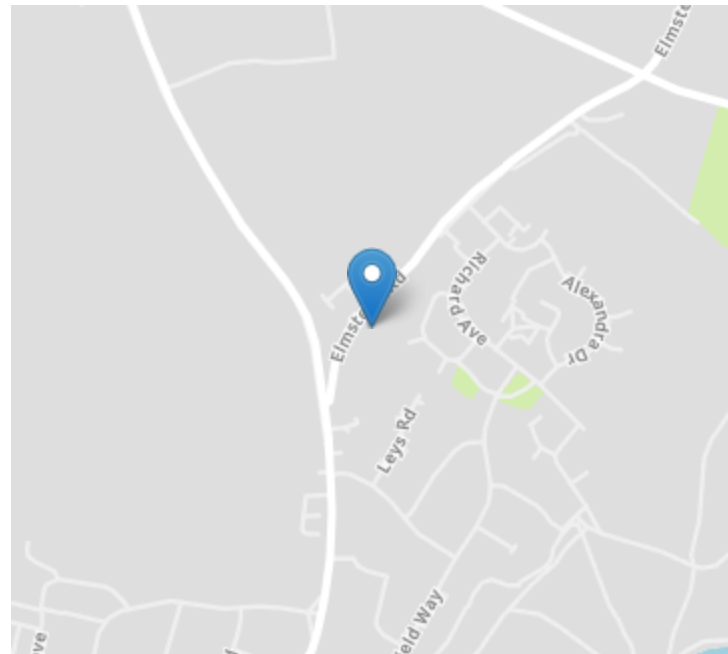
GROUND FLOOR
983 sq.ft. (91.3 sq.m.) approx.



TOTAL FLOOR AREA: 983 sq.ft. (91.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.