

Offers In Excess Of

# £339,995



- Two Double Bedrooms
- Detached Bungalow
- Conservatory
- Kitchen
- Garage & Off Road Parking
- Front & Rear Garden
- Offered For Sale With No Onward
  Chain
- Gas Central Heating
- Double Glazing

## 3 Feedhams Close, Wivenhoe, Colchester, Essex. CO7 9HZ.

Positioned on a generous plot this two bedroom detached bungalow is offered for sale with no onward chain. Situated in a cul-de-sac within easy reach to Wivenhoe Train Station and Waterfront. This bungalow offers spacious accommodation. Highlights include two bedrooms, ample off road parking, open plan living room, kitchen, conservatory over looking the rear garden, garage and off road parking. To fully appreciate the space on offer an early viewing is highly advised.



Call to view 01206 820999



### Property Details.

### **Living Accommodation**

#### **Entrance Hall**

UPVC front door, radiator, storage cupboard and airing cupboard.

### Living Room



 $18'11" \times 8'11"$  (5.77m x 2.72m) turning to  $18'11" \times 11'06"$  (5.77m x 3.51m) Double glazed window to rear and patio doors, two radiators, two wall lights and celling light.

### Kitchen



11'11" x 7'05" (3.63m x 2.26m) Double glazed window to side, UPVC side door, range of wall and base units, laminate worktop, tiled splash back, stainless steel sink, gas hob, oven, over head fan, space for fridge/freezer and dish washer.

### Conservatory



 $16'06" \times 9'10"$  (5.03m x 3.00m) Double glazed windows to rear and side, French doors and radiator.

#### Bedroom



 $15'10" \times 10'02"$  (4.83m x 3.10m) Double glazed window to front, radiator.

# Property Details.

### **Bedroom**



 $15^{\circ}\,08"$  x  $8^{\circ}\,04"$  (4.78m x 2.54m) Double glazed window to front, radiator.

### **Bathroom**



UPVC window to side, low level WC, pedestal wash hand basin, panelled bath, radiator and part tiled walls.

### Outside

### Garage & Off Road Parking

Ample off road parking via the driveway, garage with electric door.

### Front & Rear Gardens

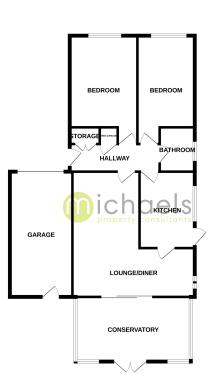


A generous frontage laid to lawn. The rear garden includes patio, lawn, green house, garden shed with power and light also a workshop, the garden is retained by mature shrubs, hedging and fencing.

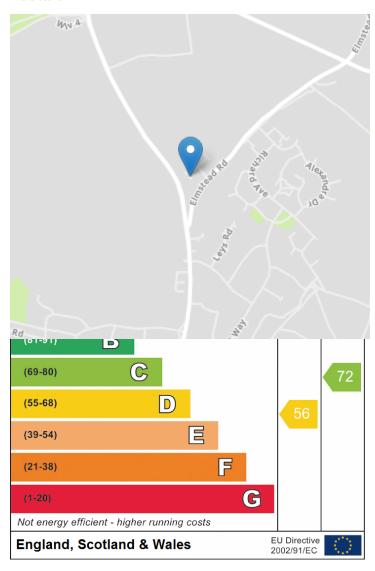
### Property Details.

### **Floorplans**

GROUND FLOOR 1118 sq.ft. (103.9 sq.m.) approx.



### 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.

