



- Chain Free Sale
- Two/Three Bedrooms
- Detached
- Bungalow
- Sought After Position
- Beautifully Presented

17 Parkwood Avenue, Wivenhoe, Colchester, Essex. CO7 9AN.

Viewing day Saturday 14th August 1.30pm to 3pm by appointment only. A beautifully presented detached bungalow in this sought after middle wivenhoe position close by to woodland walks, local shops, the waterfront, mainline train station and more. This immaculate property has been very well maintained and offers good accommodation on one level to include a garage conversion giving flexible space to offer two or three bedrooms depending on how you use the two living spaces. Please call to book your viewing and more information.



Property Details.

All accommodation on one level

Entrance Hall

Part tiled, part carpet flooring, loft access, radiator and doors to.

Bedroom



16' 0" x 8' 6" (4.88m x 2.59m) Window to front, fitted cupboard housing boiler, radiator.

Bedroom/Second Reception



16' 0" x 12' 0" (4.88m x 3.66m) Windows to front and side, radiator, fireplace.

Shower Room



Obscure window to side, walk in shower, enclosed cistern WC, wash hand basin, tiled floor and walls.

Kitchen



10' 2" x 7' 3" (3.10m x 2.21m) Window and door to side, a modern range of fitted units and drawers with worktops over, inset sink, space for oven, tiled splashbacks, matching eye level units, spaces for appliances.

Bedroom



11' 8" x 10' 5" (3.56m x 3.17m) Window to rear, radiator, fitted wardrobe.

Property Details.

Lounge



10' 11" x 10' 5" (3.33m x 3.17m) Opens to garden room, with radiator.

Garden Room



9' 9" x 9' 5" (2.97m x 2.87m) Brick plinth with Upvc construction and wood effect flooring, French doors to garden.

Outside

Rear Garden



All enclosed by fencing with gated side access, garden shed, patio area and remainder laid with synthetic grass.

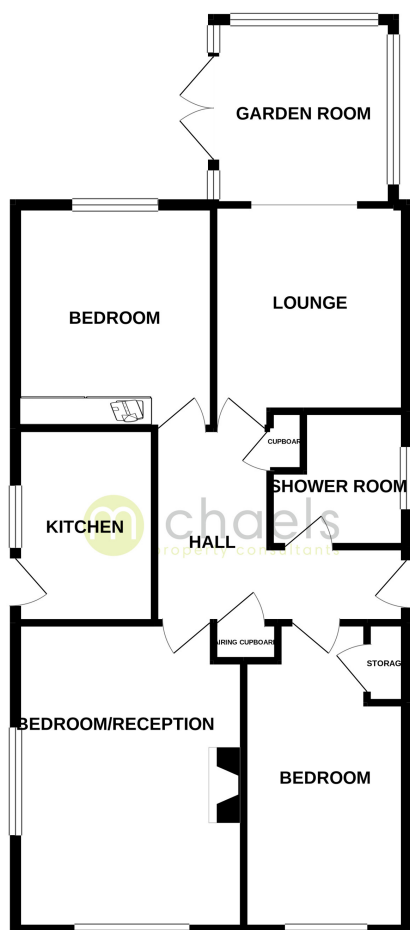
Parking

A block paved driveway is available to the front of the property.

Property Details.

Floorplans

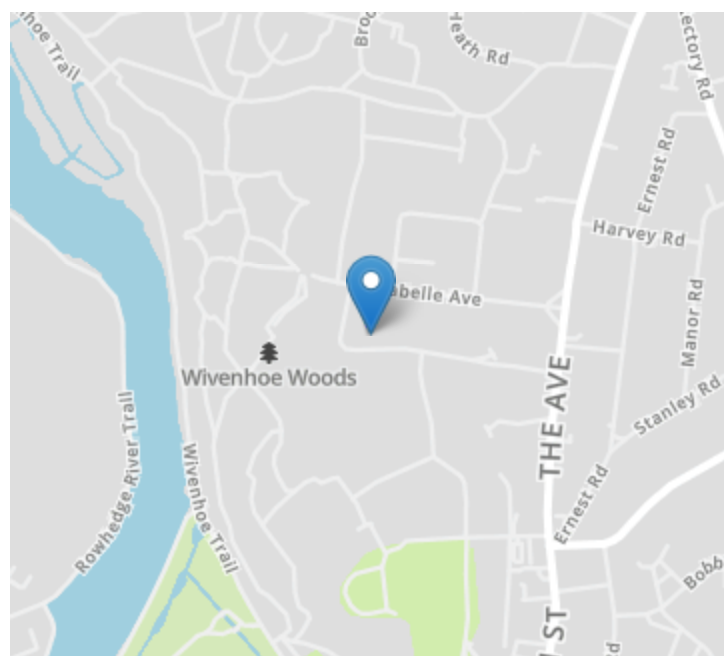
GROUND FLOOR
874 sq.ft. (81.2 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.