



- Semi Detached Bungalow
- Garage & Parking
- Double Glazing & Gas Central Heating

**13 Heath Road, Wivenhoe, Colchester, Essex. CO7 9PS.**

**\*\*Guide Price £275,000-£285,000\*\*** A well maintained and beautifully presented bungalow on the popular Broome Grove development in Wivenhoe. Offered chain free and ready to move into this property. Highlights include fitted kitchen with pantry, bathroom, lounge, two bedrooms and a south facing rear garden along with a garage and plenty of off road parking. Please call for further details.





# Property Details.

## Living Accommodation

### Entrance Hall

Front door, doors leading to:

### Lounge



15' 11" x 11' 10" (4.85m x 3.61m) Double glazed window to front, radiator, fireplace.

## Kitchen



10' 10" x 9' 11" (3.30m x 3.02m) Double glazed window to rear and side, radiator, pantry cupboard, fitted kitchen including a range of wall and base units, tiled splash, inset sink, back space for washing machine, tumble dryer, fridge/freezer, and cooker.

# Property Details.

## Bedroom One



11' 10" x 13' 2" (3.61m x 4.01m) Double glazed window to rear, radiator.

## Bedroom Two



9' 11" x 9' 11" (3.02m x 3.02m) Double glazed window to front, radiator.

## Family Bathroom



5' 9" x 5' 6" (1.75m x 1.68m) Double glazed obscure window to side, tiled walls, low level WC, vanity units, paneled bath, over head shower, loft access/

## Outside

### Off Road Parking & Garage

Ample off road parking via the driveway, leading to garage with up and over garage door. The garage also has power and light.

### Rear Garden



A low maintenance rear south facing garden, laid to patio and lawn with a shaded area.

# Property Details.

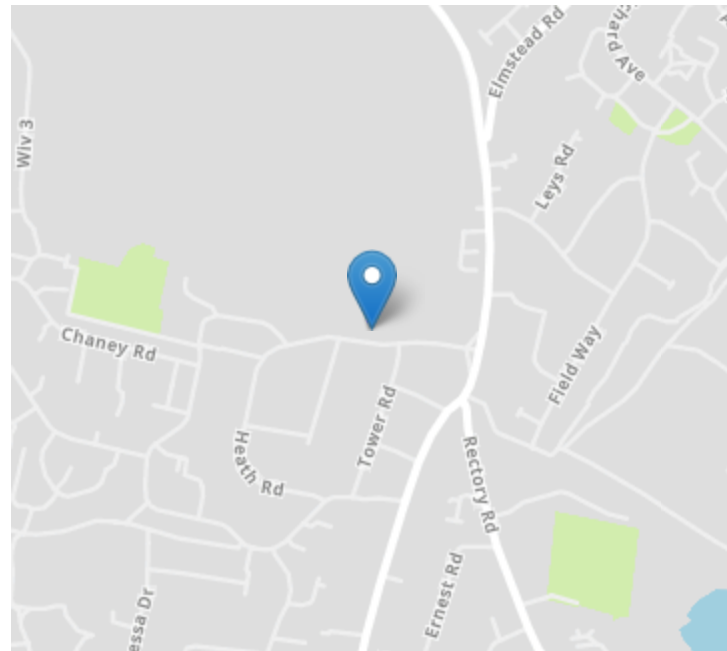
## Floorplans

GROUND FLOOR  
766 sq.ft. (71.2 sq.m.) approx.



TOTAL FLOOR AREA: 766 sq.ft. (71.2 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan, the floorplan is not a guarantee of the actual floor area. The floorplan is for guidance only and should not be relied upon for any purpose. The actual floor area and dimensions should be confirmed and agreed with the seller.

## 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.