



michaels

- Guide £425,000 - £450,000
- Garden Approaching 100ft
- Sought After Location
- Potential To Extend (STP)
- Detached Bungalow
- No Onward Chain
- Garage And Parking

42 Stanley Road, Wivenhoe, Colchester, Essex. CO7 9LP.

Sitting in a generous plot with large 100ft garden is this detached bungalow offering wonderful potential to extend or modernise. Just a short stroll away from Wivenhoe centre, local shops, pubs, waterfront and beyond from the mainline station with fast links to London Liverpool Street in just over the hour. Highlights include two bedrooms, living room, kitchen, dining room, bathroom, garage, parking and of course that wonderful garden. Chain Free Sale Guide Price £425,000 to £450,000.



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Property Details.

All accommodation on one level

Entrance Porch

With further door to Hall.

Hallway

Loft access, radiator, airing cupboard and doors to:

Living Room



12' 11" x 12' 6" (3.94m x 3.81m) Window to front, radiator, fireplace.

Kitchen



12' 10" x 10' 10" (3.91m x 3.30m) Window to rear, door to dining room, tiled floor, fitted units and drawers with worktops over, inset sink, matching eye level units, spaces for appliances.

Dining Room



11' 0" x 10' 8" (3.35m x 3.25m) Window to rear, glazed door to garden, door to garage, radiator.

Bedroom



12' 6" x 10' 0" (3.81m x 3.05m) Window to front, radiator.

Bedroom

10' 0" x 10' 0" (3.05m x 3.05m) Window to rear, radiator.

Property Details.

Shower Room



Obscure window to rear, shower cubicle, low level WC, pedestal wash hand basin, tiled splashbacks.

Rear Garden



Approximately 100ft, enclosed by fencing, mainly laid to lawn, green house, garden shed.

Garage



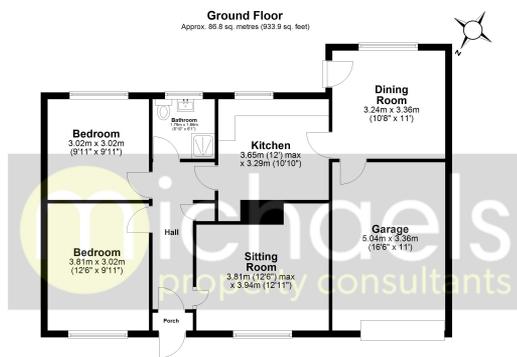
16' 6" x 11' 0" (5.03m x 3.35m) Up and over door to front, door to dining room, power and light connected.

Parking

Driveway with off road parking.

Property Details.

Floorplans



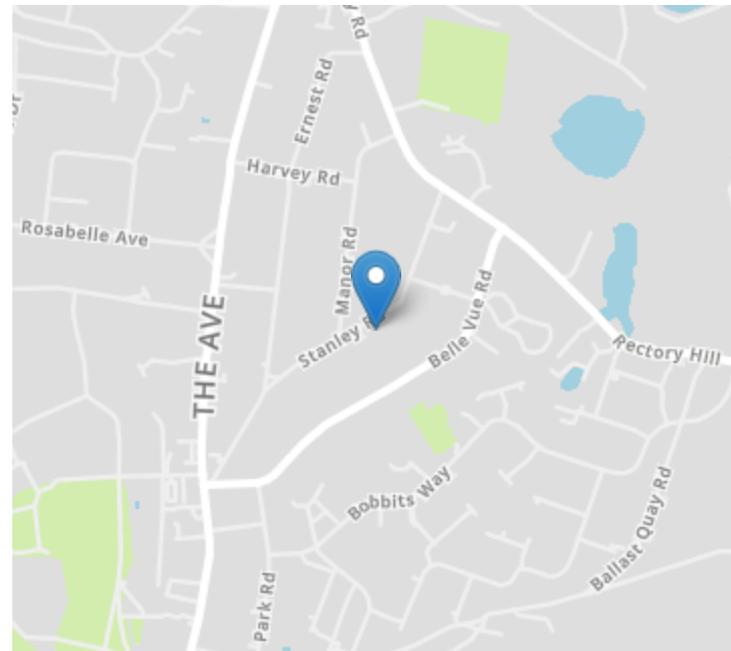
Total area: approx. 86.8 sq. metres (933.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area only and may include floor-to-ceiling height. No guarantee is given to any measurements including total area. Buyers are advised to take their own measurements.

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Stanley Road, Wivenhoe

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.