



- Two Bedroom Semi Detached Property
- Garage & Off Road Parking
- Living Room
- First Floor Bathroom
- Modern Fitted Kitchen
- Double Glazed
- Corner Plot

**22 Alexandra Drive, Wivenhoe,  
Colchester, Essex. CO7 9SE.**

A charming two bedroom semi detached house offering off road parking and garage positioned on a generous corner plot. The property benefits from a modern fitted kitchen, first floor bathroom two bedrooms, along with a well proportioned rear garden. The property is situated on the popular Broadfields development, also located close to the Essex University. Viewings already happening, call the sales team to arrange your scheduled viewing today.





# Property Details.

## Ground Floor

### Porch

5' 0" x 2' 9" (1.52m x 0.84m) UPVC front door opening into porch, wall mounted meters and fuse box, a further door opening onto:

### Living Room



15' 08" x 12' 03" (4.78m x 3.73m) Double glazed windows to side and front, electric fireplace, stairs to first floor.

### Kitchen



12' 03" x 7' 01" (3.73m x 2.16m) Double glazed window to rear, UPVC door to rear, ceiling mounted smoke alarm, range of base units and draws, solid oak work surface, wall mounted units, integrated stainless steel one and a half bowl sink, electric oven and hob over head fan, tiled splash back, space for dish washer, washing machine and fridge/freezer.

## First Floor

### Bedroom One



10' 07" x 8' 02" (3.23m x 2.49m) Double glazed window to front, radiator, fitted wardrobe, space for double bed.

### Bedroom Two



12' 05" x 5' 03" (7.14m x 1.60m) Double glazed window to rear, views onto rear garden, access to loft.

# Property Details.

## Family Bathroom



7' 0" x 4' 07" (2.13m x 1.40m) Double glazed window to side, low level WC, wash hand pedestal basin, panelled bath, part tiled walls.

## Outside

### Off Road Parking & Garage

Off road parking via hard standing concrete driveway, large corner plot, garage with up & over garage door. Side access to rear garden.

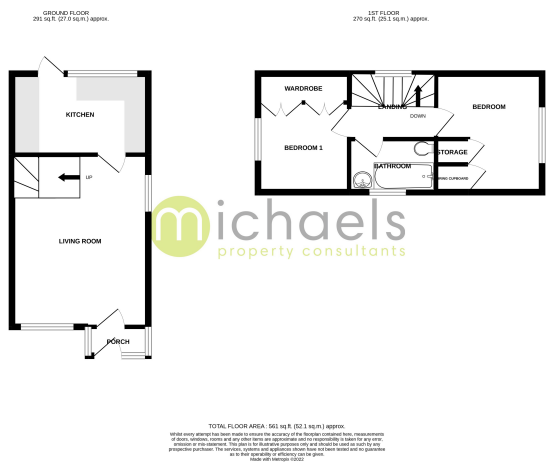
### Rear Garden



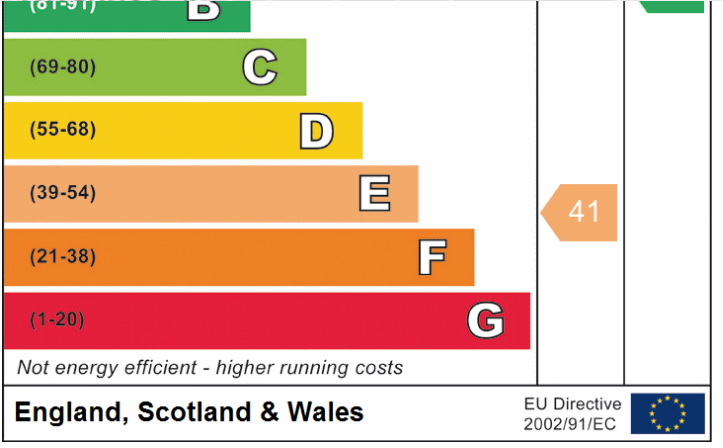
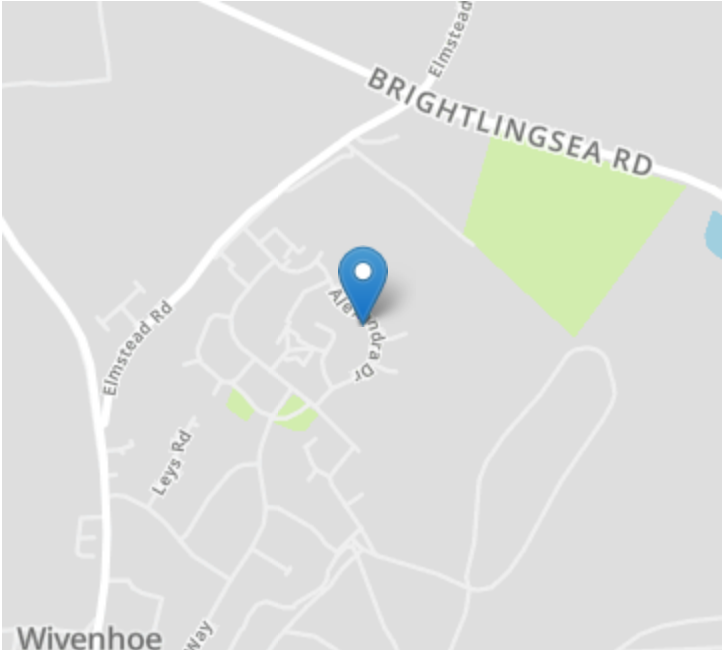
Patio area, remainder laid to lawn, mature shrubs, hard standing area for shed and summer house, the summer house is currently being used as a home office, retained by privacy fencing.

# Property Details.

## Floorplans



## 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.

