



- Semi Detached House
- No Onward Chain
- Off Road Parking
- Corner Plot
- Conservatory
- Double Glazed & Gas Central Heating
- Two Reception Rooms
- Two Bedrooms

## 1a Denham Close, Wivenhoe, Colchester, Essex. CO7 9NS.

Offered for sale with no onward chain this semi detached home positioned on this popular cul-de-sac within the Millfields area of Wivenhoe. Currently offering recently modernised living room and kitchen, shower room, conservatory, master bedroom, second bedroom, bathroom, sun deck, garden with double gated side access and off road parking. Within minutes you can be at the wonderful waterfront, good schools, shops, pubs, restaurants, river walks and of course the mainline train station with links to London Liverpool Street in just over the hour.



# Property Details.

## Ground Floor

### Living Room



17' 8" x 15' 5" (5.38m x 4.70m) Window to front, paneled walls, under stairs cupboard, radiator.

### Kitchen



10' 7" x 9' 2" (3.23m x 2.79m) Window to rear, wood effect flooring, door to conservatory, door to shower room, a range of fitted units and drawers with worktops over inset sink, electric hob, electric oven, extractor, tiled splash backs,

### WC

9' 5" x 5' 8" (2.87m x 1.73m) Window to rear, close coupled WC, potential for a shower, wash hand basin

## Conservatory



12' 5" x 9' 6" (3.78m x 2.90m) Double glazed windows to front, rear and side, UPVC door to rear.

## First Floor

### Bedroom One



17' 8" x 9' 2" (5.38m x 2.79m) Window to front, radiator and doors to:

# Property Details.

## Bedroom Two



10' 10" x 7' 4" (3.30m x 2.24m) French doors to sun deck,.

## Bathroom



Obscure window to rear, P shape bath with shower and shower screen, close coupled WC, wash hand basin, heated towel rail, tiled walls.

## Outside

### Off Road Parking

Off road parking to front and twin gates to side into hard standing within garden.

## Garden



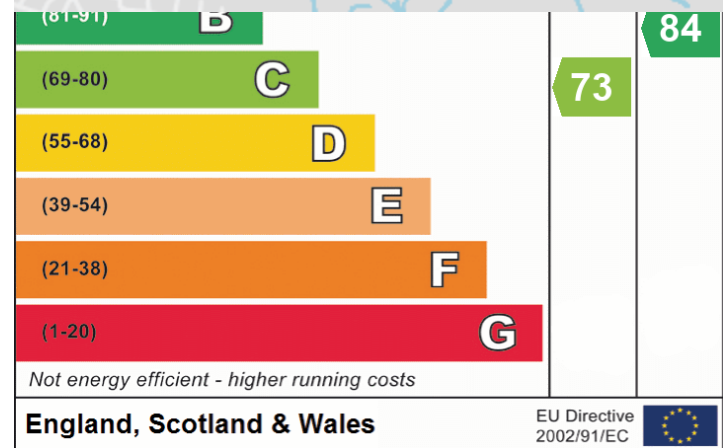
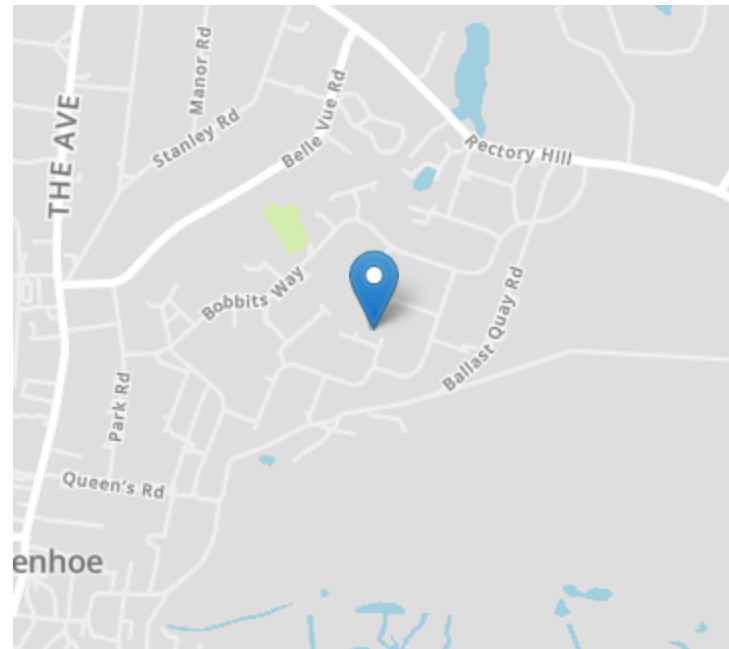
A wrap round plot, enclosed by panel fencing with gated access to the front, patio and decking with the remainder laid to lawn and garden shed.

# 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.