



- Two Bedroom Mid Terrace House
- Garage & Off Road Parking
- Double Glazed & Gas Central Heating
- Private Enclosed Rear Garden
- Modern Fitted Kitchen
- No Onward Chain
- First Floor Bathroom

### 26 Henrietta Close, Wivenhoe, Colchester, Essex. CO7 9HF.

Guide Price £250,000 to £270,000 A chain free two bedroom mid terrace house in the Broadfields area of Wivenhoe. The property also includes off road parking, garage, private rear garden, entrance porch, lounge/diner, modern kitchen, two bedrooms and bathroom. Broadfields offers easy access to the local shops, bus stops, playing fields and parks alongside Essex University with the mainline station in the town giving fast access to London Liverpool Street in just over the hour.



# Property Details.

## Ground Floor

### Entrance Hall



7' 01" x 5' 02" (2.16m x 1.57m) UPVC front door opening onto entrance hall, storage cupboard, wall mounted boiler, doors leading to:

### Kitchen



7' 03" x 6' 11" (2.21m x 2.11m) Double glazed window to front, inset spot lights, fitted kitchen with a range of wall and base units, laminate work top, tiled splash back, integrated over head extractor fan, oven, stainless steel sink, space for washing machine and fridge.

### Living Room



15' 9" x 12' 3" (4.80m x 3.73m) Double glazed window to rear, radiator, UPVC door to rear, stairs raising to the first floor.

## First Floor

### Landing

7' 07" x 7' 01" (2.31m x 2.16m) Doors leading to:

# Property Details.

## Bedroom One



10' 04" x 8' 03" (3.15m x 2.51m) Double glazed window to rear, radiator, wardrobe, space for double bed, fitted wardrobes.

## Bedroom Two



12' 04" x 7' 05" (3.76m x 2.26m) Double glazed window to front, radiator, space for bed and furniture, built in storage cupboard, airing cupboard, loft access.

## Family Bathroom



7' 1" x 4' 08" (2.16m x 1.42m) Towel rail, ceiling mounted extractor fan, white bathroom suite including wash hand pedestal basin, panel bath with over head shower, low level WC.

## Outside

### Off Road Parking & Garage

Off road parking in front of the garage via hard standing drive way, the garage is located to the side of the property in a row of three, the garage that belongs to this property is the middle one.

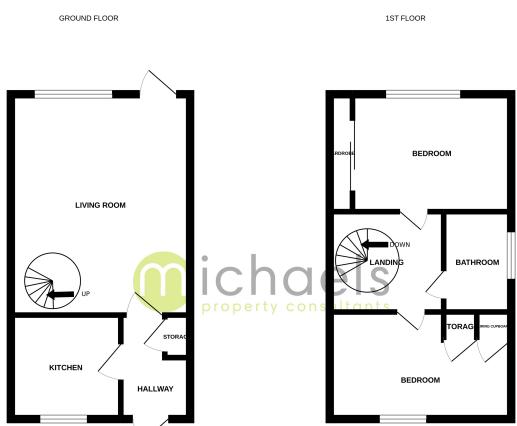
### Rear Garden



Enclosed private rear garden, mainly laid to lawn, hard standing area for shed, rear gate onto foot path, enclosed by fencing.

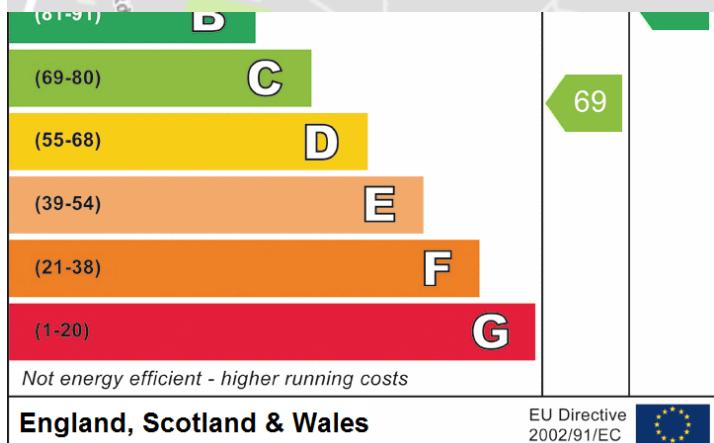
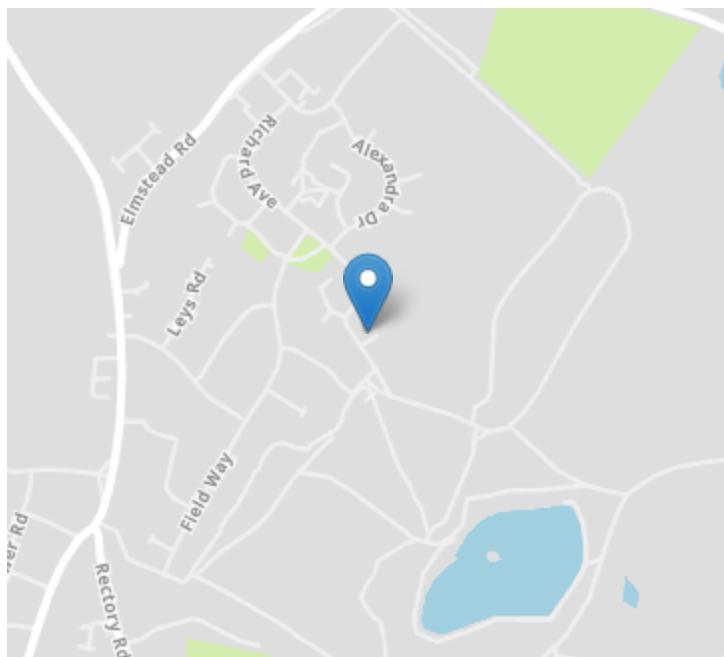
# Property Details.

## Floorplans



25 HENRIETTA CLOSE  
Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. Any intending purchaser must satisfy themselves as to the accuracy of these floorplans. The services and appliances have not been tested and no guarantee is given as to their state and no warranty can be given.

## 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.