



- Chain Free Sale
- Setup for HMO
- Currently Five Bedrooms
- Off Road Parking
- Rear Garden
- Ideal For Schools and University

38 Broome Grove, Wivenhoe, Colchester, Essex. CO7 9QU.

Offered with no onward chain is this excellent five bedroom property within easy reach of good local schools and Essex University. Set up to run as a House of Multiple Occupancy but could easily be used as a family home this well kept home offers three bedrooms and family bathroom on the first floor, lounge, kitchen/Diner, two bedrooms, cloakroom, utility cupboard on the ground floor, off road parking and great rear garden.



Property Details.

Ground Floor

Entrance Hall

With stairs to first floor and doors to.

Kitchen/Diner



12' 0" x 10' 3" (3.66m x 3.12m) Window to front, a range of fitted units and drawers with worktops over, inset sink, fitted oven, extractor, spaces for appliances, matching eye level units, tiled splashbacks.

Living Room



12' 1" x 11' 6" (3.68m x 3.51m) Window and French doors to rear, radiator.

Cloakroom

Close coupled WC and wash hand basin.

Utility Cupboard

6' 2" x 5' 6" (1.88m x 1.68m) Spaces for appliances and meters.

Bedroom



10' 0" x 8' 7" (3.05m x 2.62m) Window to front, radiator.

Bedroom



12' 1" x 6' 1" (3.68m x 1.85m) Window to rear, radiator.

First Floor

Landing

Airing cupboard and doors to.

Property Details.

Bedroom



10' 5" x 10' 2" (3.17m x 3.10m) Window to rear, radiator, wardrobe.

Bedroom



10' 2" x 7' 0" (3.10m x 2.13m) Window to rear, radiator.

Bedroom



10' 0" x 6' 8" (3.05m x 2.03m) Window to front, radiator, wardrobe.

Shower Room



Obscure window to front, shower cubicle, pedestal wash hand basin, close coupled WC, radiator.

Outside

Rear Garden



All enclosed by panel fencing, patio area, low maintenance shingle area.

Parking

Off road parking space to front.

Property Details.

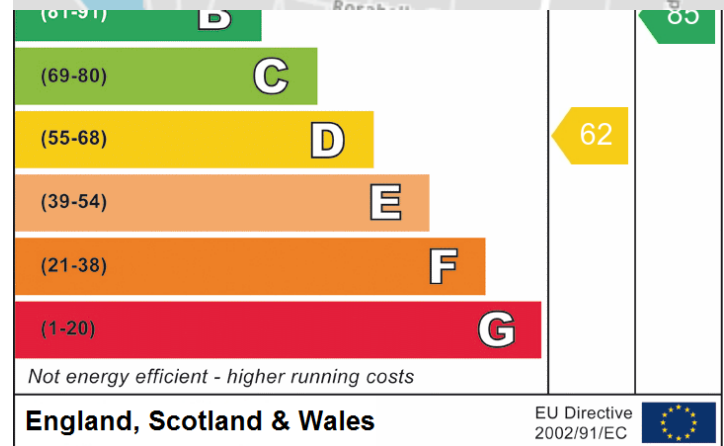
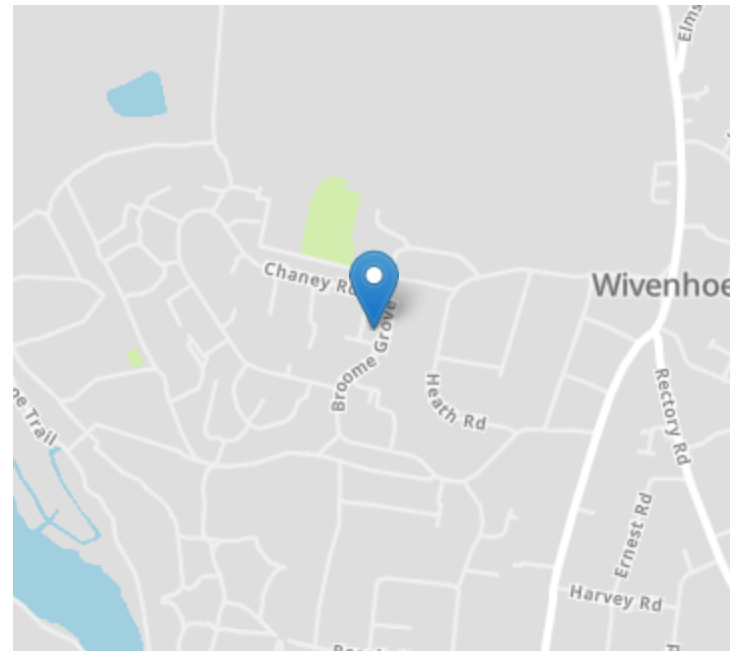
Floorplans



michaels
property consultants

TOTAL FLOOR AREA: 983 sq.ft. (91.4 sq.m.) approx.
When calculating floor area, the area of the ground floor is measured to the internal face of the external walls. The area of the first floor is measured to the internal face of the external walls. The area of the roof is measured to the internal face of the external walls. The area of the garden is measured to the external face of the external walls. The area of the driveway is measured to the external face of the external walls. The area of the carport is measured to the external face of the external walls. The area of the porch is measured to the external face of the external walls. The area of the balcony is measured to the external face of the external walls. The area of the terrace is measured to the external face of the external walls. The area of the pergola is measured to the external face of the external walls. The area of the sunroom is measured to the external face of the external walls. The area of the conservatory is measured to the external face of the external walls. The area of the porch is measured to the external face of the external walls. The area of the balcony is measured to the external face of the external walls. The area of the terrace is measured to the external face of the external walls. The area of the pergola is measured to the external face of the external walls. The area of the sunroom is measured to the external face of the external walls. The area of the conservatory is measured to the external face of the external walls.

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.