



- Detached Bungalow
- Sought After Road
- Double Garage
- Two Receptions
- Two Large Bedrooms
- Horseshoe Driveway
- Secluded Garden

### 14 Tower Road, Wivenhoe, Colchester, Essex. CO7 9QE.

A wonderful opportunity to purchase this well established detached bungalow in this sought after position within Wivenhoe. Having been lovingly maintained over the years and offering some bespoke fixtures and fittings this excellent home currently offers a 22' Lounge with log burning stove, separate dining room, two double bedrooms, bathroom, kitchen, double garage, horseshoe driveway, plus a well stocked secluded garden. Early viewing highly advised to fully appreciate what this property has to offer.



# Property Details.

## Ground Floor

### Porch

With tiled floor and door to

### Entrance Hall

Radiator, loft access and glazed doors to

### Kitchen



11' 1" x 9' 3" (3.38m x 2.82m) Tiled floor, stable door to rear, window to side, a range of fitted units, drawers and display cabinets, solid wood worktops over, inset ceramic sink and drainer, fitted pantry cupboard, oven, hob and extractor and plinth heater.

### Dining Room



11' 11" x 10' 5" (3.63m x 3.18m) Window to rear, radiator, dado rail, picture rail and French doors to lounge.

## Lounge



22' x 11' 1" (6.71m x 3.38m) Bow bay window to front, window to rear, French doors to side, multi fuel burner with wood mantle over, radiator.

## Bathroom



Two obscure windows to rear, marble tiled floor, free standing bath, shower, heated towel rail, pedestal wash hand basin, close couple WC, dimplex heater.

# Property Details.

## Bedroom One



14' 7" x 11' 10" (4.44m x 3.61m) Bay window to front, radiator, picture rail.

## Rear Garden



A mature and private garden with various lawn and patio areas, brick built boiler house, two garden sheds, various trees, shrubs and plants.

## Bedroom Two



13' 6" x 11' 10" (4.11m x 3.61m) Bay window to front, radiator.

## Double Garage

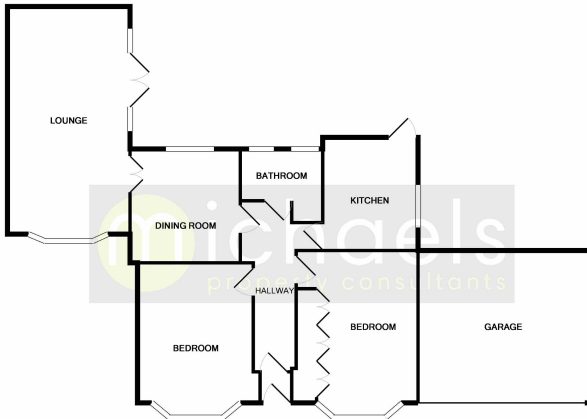
16' 6" x 14' 10" (5.03m x 4.52m) Up and over door to front, personal door to garden, window to rear, power and light, inspection pit.

## Front Driveway

A horseshoe in and out driveway with twin gates to front, ample off road parking.

# Property Details.

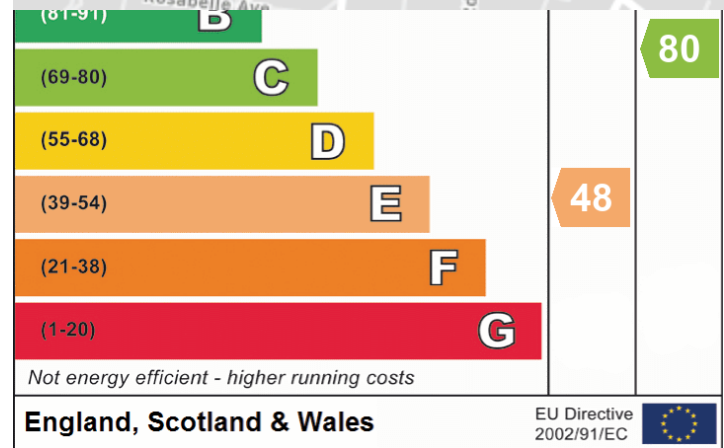
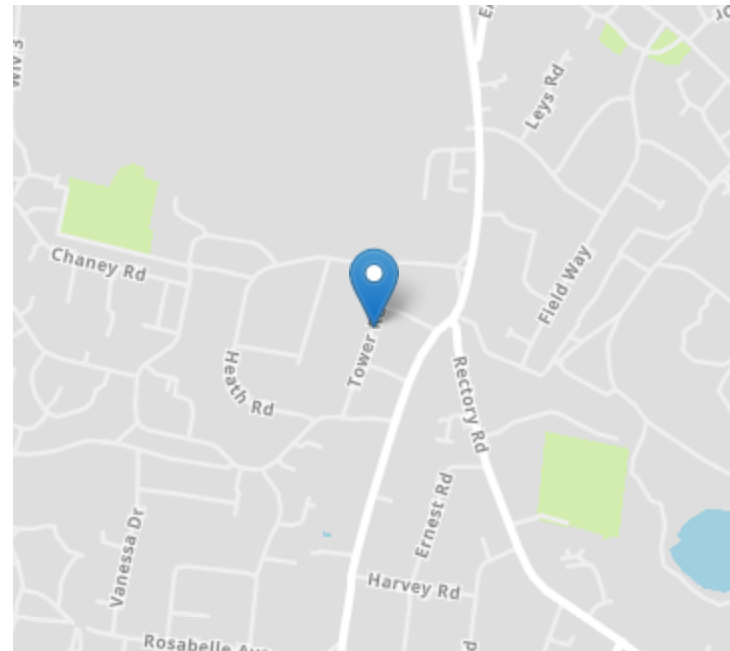
## Floorplans



TOTAL APPROX. FLOOR AREA 1203 SQ.FT. (111.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.  
Made with Metropac 10/15

## 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.