



- Two Bedrooms
- Off Road Parking
- Gas Central Heating & UPVC Windows
- Oak Internal Doors Throughout
- Modern Kitchen & Bathroom
- Summer House
- First Floor Bathroom
- End Of Terrace

14 James Close, Wivenhoe, Colchester, Essex. CO7 9EY.

A beautifully presented end of terrace home in this popular Wivenhoe position within easy reach of the Essex University, local shops, countryside walks and of course the mainline station with fast links to London Liverpool Street in just over the hour. This exceptional home has been modernised and improved by the current owners and highlights include: Open plan Lounge/Diner, modern kitchen, two bedrooms, modern bathroom, landscaped garden, garden room and off road parking.



Property Details.

Ground Floor

Entrance

Front door leading into entrance porch, cloaks storage and with further door to:

Lounge



19' x 11'7" (5.79m x 3.53m) Double glazed window to front , two radiators, wood style flooring, feature panelled wall, understairs storage cupboard, stairs leading to first floor landing, door leading to:

Kitchen



11'7" x 7'3" (3.53m x 2.21m) Double glazed door leading to garden, window to rear, a modern range of wall mounted units and base units, roll edge work surfaces, tiled splashbacks, stainless steel sink and drainer, spaces for washing machine and fridge/freezer, built in gas hob with electric oven and cooker hood.

First Floor

Landing

Loft access, doors leading to:

Property Details.

Bedroom One



11'6" x 11'7" Double glazed window to rear, radiator, airing cupboard, air conditioning unit.

Bedroom Two

11'8" x 8'6" (3.56m x 2.59m) Double glazed window to front, radiator

Bathroom



Obscure window to side, panel bath with shower over, tiled splashback, shower screen, wall hung wash hand basin, enclosed cistern WC.

Outside

Rear Garden



All enclosed by panel fencing, laid with artificial grass, decking area, twin vehicle gates to side.

Garden Room



Timber and cladding construction, twin glazed doors to front, electric heating, power and light connected, currently set up as a home bar, garden storage shed attached.

Off Road Parking

Hard standing to side with off road parking.

Property Details.

Floorplans

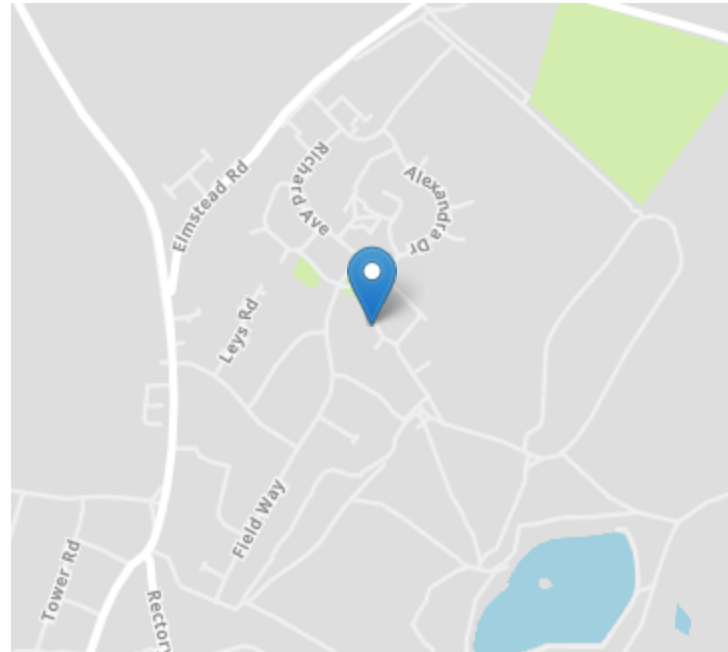


TOTAL FLOOR AREA: 719 sq.ft. (66.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for information purposes only and should be used as a guide only. Prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency can be given.

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Location



Energy Ratings

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.