



- Semi Detached House
- Garage & Off Road Parking
- Three Bedrooms
- No Onward Chain
- First Floor Bathroom
- Cloakroom
- Walking Distance Of Local Schooling
- Open Plan Living

39 Chaney Road, Wivenhoe, Colchester, Essex. CO7 9QZ.

Offered for sale with no onward chain is this well presented three bedroom semi detached property with garage and parking occupying a pleasant position in the heart of Wivenhoe. Within close proximity of the village's excellent local facilities, mainline station and superb primary schools. Highlights includes double glazing, gas central heating system, open plan living room, kitchen, WC, family bathroom, three bedrooms, private rear garden. Agent holds keys for viewings.



Property Details.

Ground Floor

Entrance Hall

Laminate flooring, doors to:

Cloakroom

Laminate flooring, low level WC, wall mounted hand wash basin, UPVC window to side.

Living/Dining Space



22' 4" x 14' 4" (6.81m x 4.37m) Laminate flooring, radiator, two UPVC windows and French doors to rear, staircase to first floor with storage cupboard under, door to:

Kitchen



10' x 9' 1" (3.05m x 2.77m) Vinyl flooring, range of fitted base and eye level units with working surfaces to side and tiled splash backs, built in electric stainless steel oven and gas hob with extractor hood above, built in fridge, space for further appliances, inset sink unit, UPVC window to front.

First Floor

Landing

UPVC window to side, airing cupboard, loft hatch, doors to:

Bedroom One



10' 4" x 10' 2" (3.15m x 3.10m) Radiator, UPVC window to front, wall to wall built in wardrobes.

Bedroom Two



12' x 7' 2" (3.66m x 2.18m) Radiator, UPVC window to rear.

Property Details.

Bedroom Three



8' 8" x 6' 9" (2.64m x 2.06m) Radiator, UPVC window to rear, built in wardrobe.

Bathroom



Vinyl flooring, radiator, low level WC, pedestal hand wash basin, panel bath with fully tiled surround and shower over, UPVC window to rear.

Outside

Rear Garden

A generous rear garden, mainly laid to lawn with split levels.

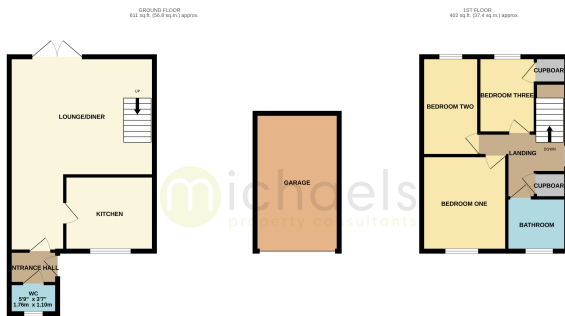
Garage & Off Road Parking



16' 7" x 8' 6" (5.05m x 2.59m) Off road parking, garage with up and over door and power.

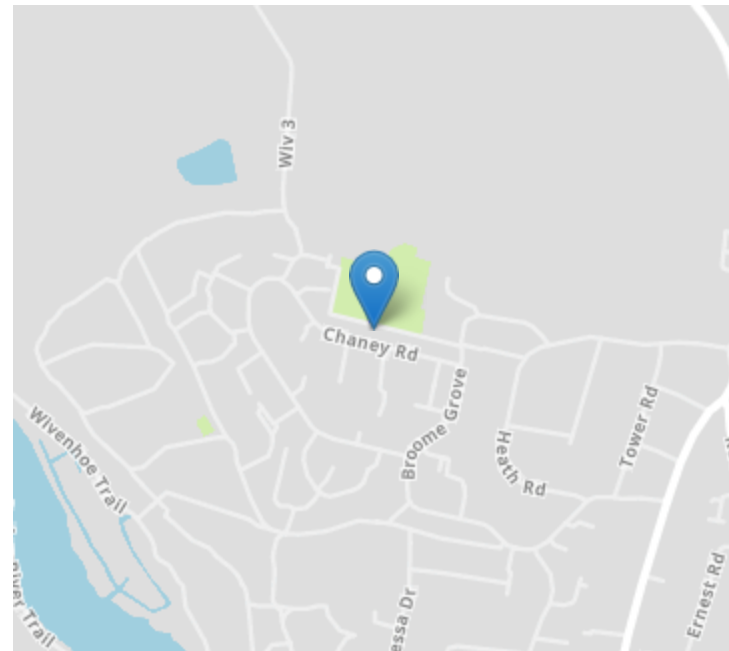
Property Details.

Floorplans



TOTAL FLOOR AREA: 1303 sq ft (121.2 sq m) approx.
We have carried out a visual inspection of the property and the information contained herein is based on the information provided to us by the seller. We do not warrant the accuracy of the information and we do not accept any liability for any errors or omissions. The information is provided for your information only and should not be relied upon for any purpose other than for general guidance. The information is provided for your information only and should not be relied upon for any purpose other than for general guidance. The information is provided for your information only and should not be relied upon for any purpose other than for general guidance.

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.