



- Detached Family Home
- Three Bedrooms
- Gas Central Heating
- Private Rear Enclosed Garden
- Two Reception Rooms
- No Chain
- Newly Fitted Roof
- Garage & Off Road Parking
- Conservatory

**47 Rectory Road, Wivenhoe, Colchester, Essex. CO7 9ER.**

A generous detached family home offer fantastic potential. Located in the sought after location of Wivenhoe within walking distance of Wivenhoe Cricket Club, Essex University and Train Station. Highlights include three bedrooms, two reception rooms, kitchen, conservatory, generous rear garden, ample parking to the front and garage. To fully appreciate what this property/plot has to offer an early viewing is highly advised. Guide price £425,000- £450,000.





# Property Details.

## Ground Floor

### Entrance Hall

Porch with UPVC door.

### Lounge



10' 10" x 10' 01" (3.30m x 3.07m) Double glazed bay window to front, radiator, open plan onto:

### Dining Room



12' 5" x 10' 01" (3.78m x 3.07m) Double glazed patio door to rear and radiator.

### Kitchen



9' 6" x 8' 2" (2.90m x 2.49m) Double glazed window to rear, radiator, UPVC door to side, wall mounted boiler, fitted kitchen, base units, wall hung units, laminate worktop, stainless steel sink, with right hand drainer, tiled splash back, space for cooker, washing machine and fridge/freezer.

### Aluminium Conservatory

10' 0" x 6' 0" (3.05m x 1.83m) Windows to rear, side and doors to rear.

## First Floor

### Landing

Loft access, doors leading to:

### Bedroom One



12' 11" x 11' 11" (3.94m x 3.63m) Double glazed window to front and radiator.

# Property Details.

## Bedroom Two



12' 2" x 10' 0" (3.71m x 3.05m) Double glazed window to rear, radiator and storage.

## Bedroom Three



9' 1" x 7' 7" (2.77m x 2.31m) Double glazed window to rear, radiator and storage cupboard.

## Family Bathroom



Double glazed obscure, low level WC, wash hand basin and panelled bath.

## Outside

### Garage & Off Road Parking

Ample off road parking to the front aspect, garage with electric door with power and light.

### Rear Garden

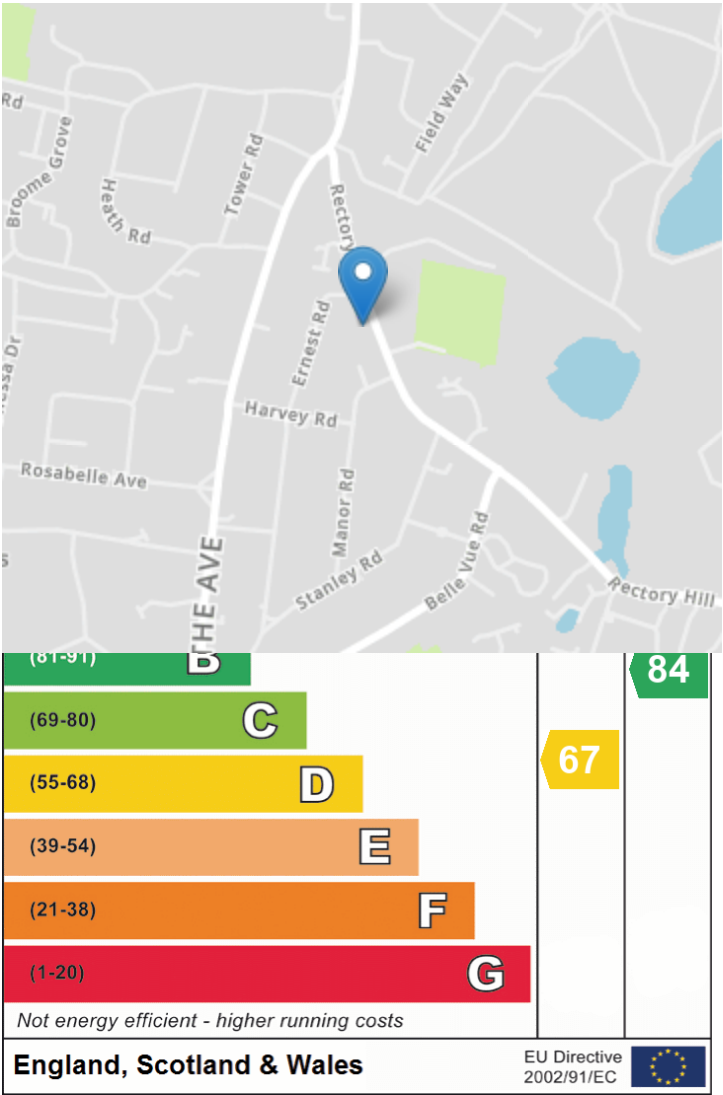


A well maintained generous private rear garden mainly laid to lawn, patio area and enclosed by fencing.

# Property Details.

## Floorplans

## 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.