



- Detached Bungalow
- Two Bedrooms
- Family Bathroom
- Driveway
- Garage
- Popular Location
- Gas Central Heating & Double Glazing
- Kitchen & Utility Room
- Conservatory

15a Ernest Road, Wivenhoe, Colchester, Essex. CO7 9LG.

****Guide Price £375,000 - £400,000**** A charming detached bungalow with two bedrooms and bright accommodation. Situated in central Wivenhoe within easy reach of all local amenities including train station, waterfront quay, good bus routes, shops, pubs, restaurants and river walks. Currently offering two bedrooms, shower room, living room, conservatory, kitchen, utility, low maintenance rear garden, garage and driveway. Offered for sale with no onward chain.



Property Details.

Living Accommodation

Entrance Hall

UPVC front door, radiator, loft access, storage cupboard.

Living Room

17' 11" x 10' 1" (5.46m x 3.07m) Two double glazed French doors to rear, radiator, wall mounted electric fireplace.

Shower Room



11' 04" x 5' 06" (3.45m x 1.68m) Double glazed obscure window to side, inset lights, towel rail, walk in shower enclosure, WC, wash hand basin.

Kitchen



9' 05" x 7' 10" (2.87m x 2.39m) Double glazed window to rear, fitted kitchen including a range of wall and base units, laminate worktop, tiled splash back, integrated oven, hob, over head fan, stainless steel sink with right hand drainer, wall mounted fold away table.

Utility

8' 08" x 8' 01" (2.64m x 2.46m) UPVC door to rear, wall mounted boiler, radiator, range of wall and base units, space for washing machine.

Conservatory



10' 8" x 8' 08" (3.25m x 2.64m) Double glazed windows to rear and side, French doors to side, tiled floor, radiator.

Property Details.

Bedroom



12' 08" x 11' 07" (3.86m x 3.53m) Double glazed window to front, radiator, fitted wardrobes.

Bedroom



10' 02" x 9' 09" (3.10m x 2.97m) Double glazed window to front, radiator.

Outside

Garage & Parking

Off road parking to the front, leading to garage, foot path to entrance door.

Rear Garden

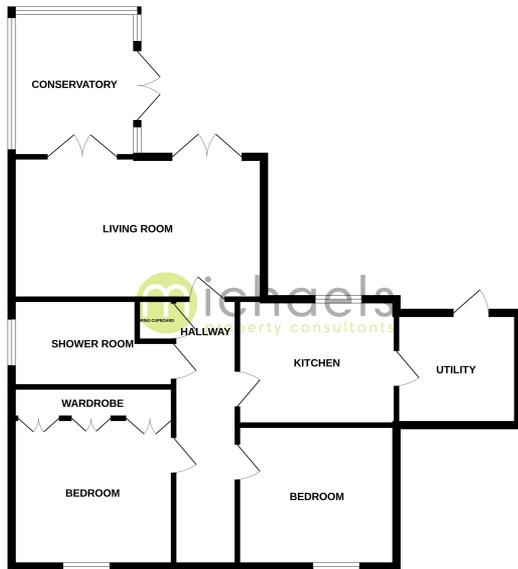


A low maintenance rear garden laid to paving, split over two levels, raised planters, retained by fencing, side access leading to the front.

Property Details.

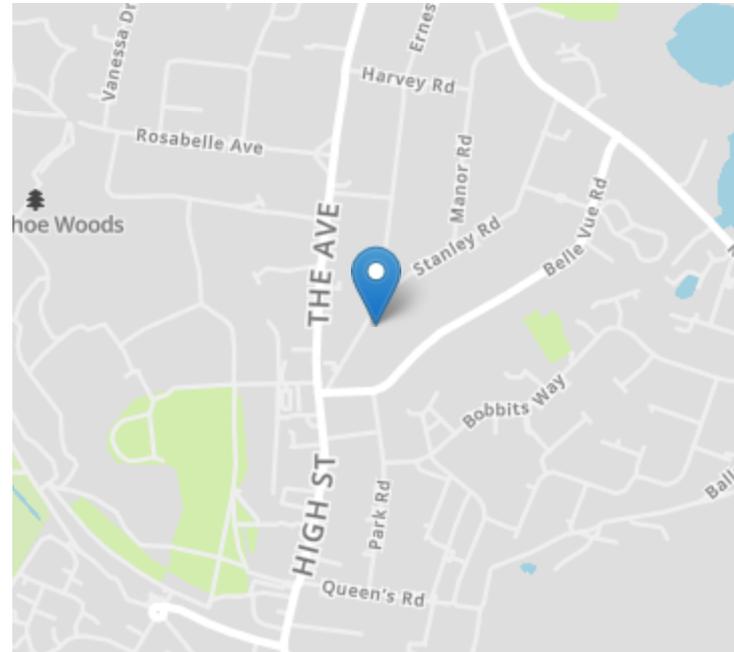
Floorplans

GROUND FLOOR
870 sq.ft. (80.8 sq.m.) approx.



TOTAL FLOOR AREA: 870 sq.ft. (80.8 sq.m.) approx.
Measurements are given for information only. Measurements are taken to the best of our knowledge and we accept no responsibility for any errors or omissions. The plan is for guidance purposes only and should not be used for any other purpose. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency. Call for more details.

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.