

# £275,000



- Semi Detached Chalet Bungalow
- Off Road Parking
- Garage
- No Onward Chain
- Offered For Sale With No Onward Chain
- Gas Heating
- Offering Great Potential
- 100ft Rear Garden

# 28 Leys Road, Wivenhoe, Colchester, Essex. CO7 9EX.

Offered for sale with no onward chain is this 2/3 bedroom Semi Detached Chalet, positioned on an extensive plot with rear garden including ample off road parking and garage. Located in Wivenhoe with excellent access to Essex University and Wivenhoe's vast array of local shops, restaurants, and the mainline Train Station with links to London Liverpool Street. Accommodation includes two bedrooms to the first floor, along with a further bedroom to the ground floor/additional reception room, ground floor bathroom, living room and kitchen. Offering great potential to the next owner.



### Property Details.

#### **Ground Floor**

### **Entrance Hall**

UPVC door to front, stairs, understairs storage, doors leading to:

### Bedroom/Study



10' 6" x 6' 11" (3.20m x 2.11m) Window to front, radiator.

### **Living Room**



 $20' \ 3'' \ x \ 10' \ 5'' \ (6.17m \ x \ 3.17m)$  Double glazed window to front, French doors to rear, gas back boiler.

#### **Kitchen**



7' 8" x 7' 5" (2.34m x 2.26m) Window and door to rear, radiator, range of wall and base units, tiled splash back, inset sink, space for cooker, fridge/freezer.

### **Ground Floor Bathroom**



Obscure window to side, radiator, low level WC, panelled bath, vanity basin unit.

### First Floor

### Landing

Storage cupboard, doors leading to:

## Property Details.

### **Bedroom**



 $14'\ 2''\ x\ 10'\ 3''\ (4.32m\ x\ 3.12m)$  Window to front, radiator, eaves storage.

#### **Bedroom**



12' 7"  $\times$  9' 6" (3.84m  $\times$  2.90m) Window to side, radiator, eaves storage.

### Outside

#### Rear Garden



A substantial plot approx 100ft long mainly laid to lawn, patio area, mature shrubs, trees and bushes, side access.

### **Garage & Off Road Parking**

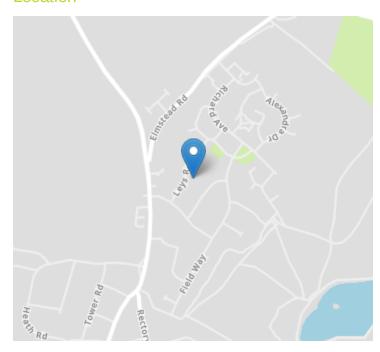
Off road parking via the driveway leading to garage with up & over door. The front garden is laid to lawn and retained by dwarf brick wall.

### Property Details.

### **Floorplans**



### 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.

