



- Chain Free
- Detached Home
- Sought After Road
- Central Wivenhoe Position
- Three Bedrooms
- Garage And Parking

**39 Ernest Road, Wivenhoe, Colchester, Essex. CO7 9LQ.**

Offered with no onward chain in this tree lined sought after road in middle Wivenhoe is this established detached home. With a blank canvas ready for the new owner to put their stamp on and currently offering kitchen, cloakroom, lounge/diner, conservatory, three first floor bedrooms, and family bathroom, integral garage, off road parking and wonderful private rear garden.



# Property Details.

## Ground Floor

### Entrance Hall

Stairs to first floor and doors to.

### Lounge/Diner



17' 2" x 13' 3" (5.23m x 4.04m) Fireplace, radiator, open plan onto:

### Kitchen



9' 9" x 8' 8" (2.97m x 2.64m) Window to front, a modern range of fitted units and drawers with worktops over, inset sink and drainer, inset gas hob, fitted oven, matching eye level units, tiled splashbacks and further spaces for appliances.

## Conservatory



14' 4" x 11' 6" (4.37m x 3.51m) Tiled floor, windows to rear, side French doors.

## Ground Floor Cloakroom

Low level WC, wall hung sink.

## First Floor

### Landing

### Bedroom



13' 6" x 9' 1" (4.11m x 2.77m) Double glazed window to front, radiator, fitted wardrobes.

# Property Details.

## Bedroom



13' 5" x 9' 1" (4.09m x 2.77m) Double glazed window to rear, wardrobes and radiator.

## Bedroom



10' 1" x 8' 0" (3.07m x 2.44m) Double glazed window to rear radiator.

## Bathroom



Double glazed obscure window to front, part tiled walls, towel rail, vanity unit low level WC, hand basin, over head shower.

## Outside

### Rear Garden



A well maintained rear garden laid to lawn and patio, pond, retained by fencing,

### Garage and Parking

Off road parking, garage with power.

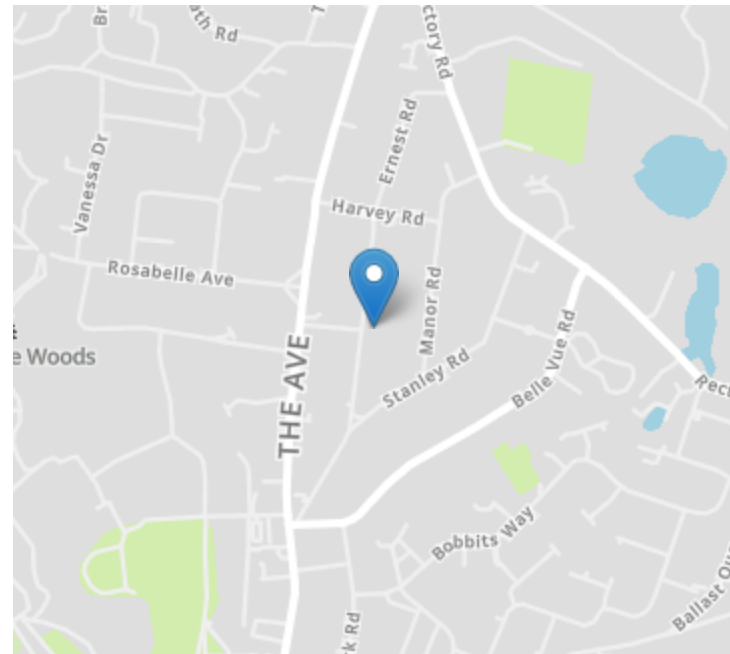
# Property Details.

## Floorplans



TOTAL FLOOR AREA: 1220 sq ft (113.3 sq m) approx.  
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of areas, volumes, floor levels and other details are approximate and not guaranteed. It shall be the buyer's responsibility to verify the accuracy of the floorplans and other details. This plan is for information purposes only and should not be used as such for any purpose whatsoever. The purchaser, vendor and mortgage lender shall have no responsibility and the purchaser shall be responsible for checking the accuracy of the floorplans.  
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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.