



- End Terraced House
- Living Room/ Dining Area
- Garage & Parking
- Two Bedrooms
- South Facing Garden
- Modern Living Accommodation
- Gas Central & Double Glazing
- Walking Distance Of Essex University

5 Richard Avenue, Wivenhoe, Colchester, Essex. CO7 9JQ.

This perfectly positioned modern two bedroom house is located within close proximity of Essex University. It also provides great access to Wivenhoe's local park and field walks, shops, bus stops and links back into London Liverpool Street from the local train station. Offered with two first floor bedrooms, family bathroom, living room, kitchen, generous south facing rear garden, garage and parking. Early viewings are essential.



Property Details.

Ground Floor

Porch

UPVC front door, leading to:

Living Room/ Diner



12' 6" x 18' 0" (3.81m x 5.49m) Windows to front and side, radiator, access to storage under the stairs and door to;

Kitchen



12' 6" x 7' 6" (3.81m x 2.29m) Double glazed window to rear and door leading out to garden, inset spot lighting, range of wall and base units, worktop, inset sink with left hand drainer, electric cooker/hob, over head cooker hood, space for free standing fridge freezer, dishwasher, wall mounted gas boiler.

First Floor

Landing

Airing cupboard, and doors to;

Bedroom One



12' 6" x 9' 11" (3.81m x 3.02m) Window to rear, radiator and loft access.

Property Details.

Bedroom Two



12' 6" x 7' 6" (3.81m x 2.29m) Window to rear, radiator, access to storage cupboard.

Family Bathroom



Double glazed obscure window to rear, single paneled bath with over head shower, W/C, wash hand basin and radiator.

Outside

Off Road Parking & Garage

Off road parking, garage with up & over door, power and light, space for washing machine.

Rear Garden



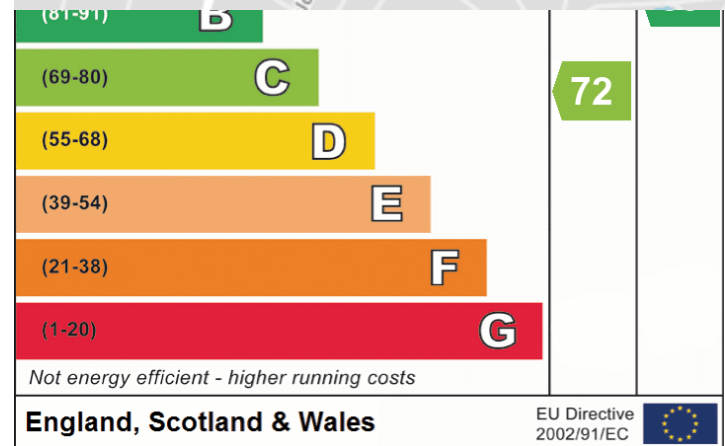
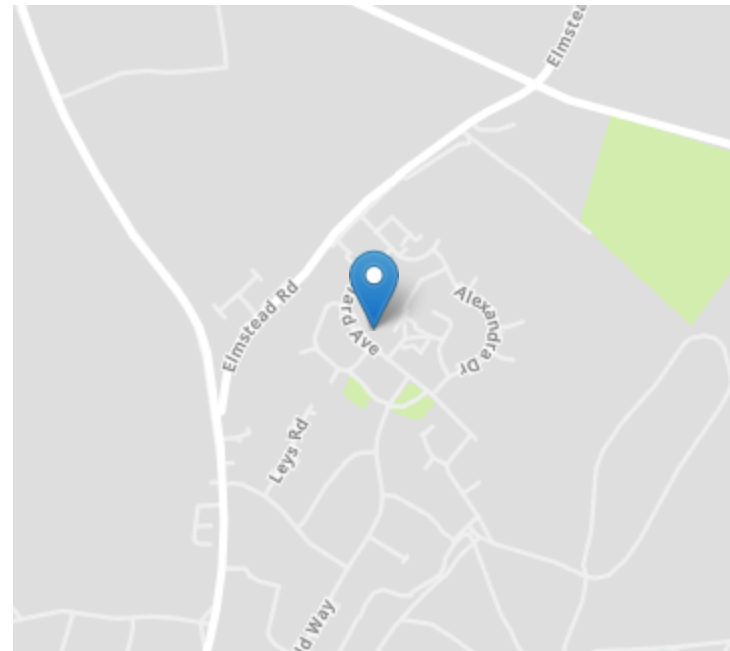
A beautiful generous south facing rear garden, patio area, mainly laid to lawn, retained by fencing and side access.

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.