



- Semi Detached House
- Garage & Off Road Parking
- Double Glazed & Central Heating
- Private Rear Garden
- Ideal Investment/ First Time Buy
- Chain Free Sale
- Agent Holds Keys To View
- Walking Distance Of Local Amenities

**6 Hereward Close, Wivenhoe, Colchester, Essex. CO7 9SB.**

This three bedroom semi-detached home located within a quiet cul-de-sac in Wivenhoe is offered for sale with no onward chain. Within walking distance of the Essex University ideal for investment. Highlights of this home include kitchen with breakfast bar, living room, three first floor bedrooms and family bathroom, generous rear garden, off road parking and garage. Internal inspections are highly recommended.





# Property Details.

## Ground Floor

### Entrance Hall

UPVC front door, stairs to first floor:

### Kitchen/Breakfast Room



12' 2" x 8' 6" (3.71m x 2.59m) Double glazed window to front, radiator, wall mounted boiler, fitted kitchen including breakfast bar, range of wall and base units, laminate worktop, tiled splash back, sink, space for cooker, washing machine and fridge/freezer.

### Living Room



14' 6" x 12' 01" (4.42m x 3.68m) Double glazed window to rear, UPVC window, radiator.

## First Floor

### Bedroom One



11' 7" x 10' 6" (3.53m x 3.20m) Double glazed window to front, radiator, wardrobe.

### Bedroom Two



9' 09" x 7' 6" (2.97m x 2.29m) Double glazed window to rear, radiator.

# Property Details.

## Bedroom Three



10' 3" x 5' 09" (3.12m x 1.75m) Double glazed window to rear, radiator.

## Family Bathroom



Double glazed obscure window to side, towel rail, radiator, panelled bath, over head shower low level WC, wash hand basin.

## Outside

### Rear Garden



A well maintained spacious rear garden mainly laid to lawn, retained by fencing, side gated access.

### Off Road Parking & Garage

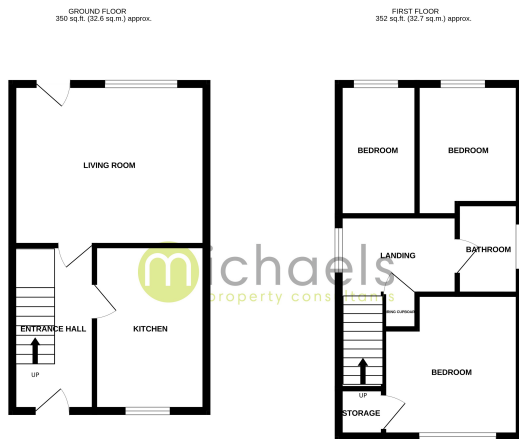


Off road parking positioned in front of the garage with up & over door.



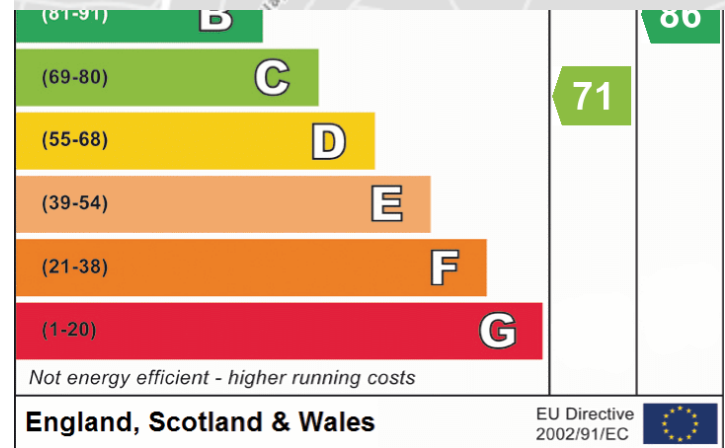
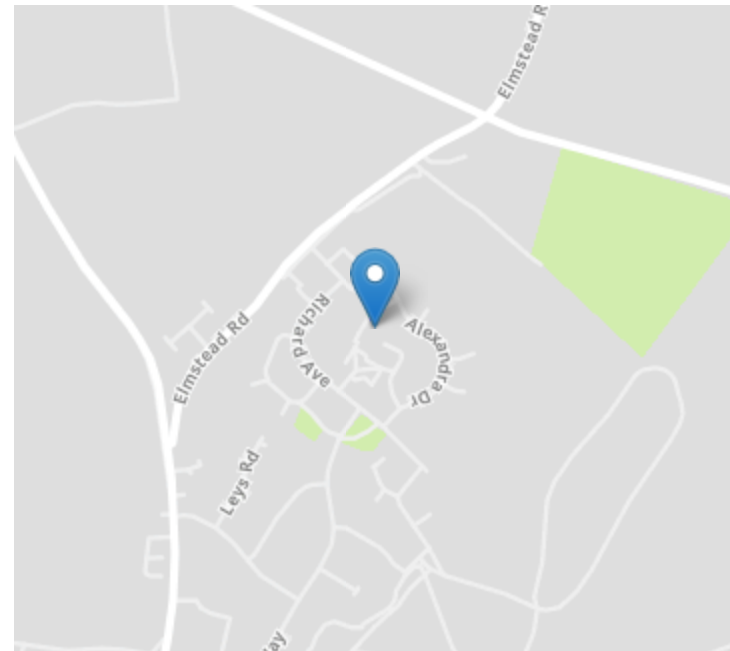
# Property Details.

## Floorplans



**TOTAL FLOOR AREA:** 702 sq ft. (65.3 sq m) approx.  
While every effort has been made to ensure the accuracy of the figures contained herein, measurements of space, distances, areas and the other data are approximate and do not constitute a contract or any other obligation. The plans are for guidance only and should not be used as the basis for any production purchase. The services, systems and appliances shown may not be fitted and are for guidance only. All dimensions are approximate and subject to change without notice.

## 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.