



- No Onward Chain
- Semi Detached Home
- Ample Off Road Parking
- Gas Central Heating
- Bathroom and Shower Room
- New Boiler

31 Field Way, Wivenhoe, Colchester, Essex. CO7 9HQ.

Offered for sale with no onward chain is this brilliant semi detached home in this popular position at the top of Wivenhoe and within easy reach of good local shops and amenities and excellent access to Essex University. Offering good potential from its two first floor bedrooms and bathroom, ground floor shower room, lounge, kitchen, conservatory, good gardens and off road parking. Call for details.



Property Details.

Ground Floor

Entrance Hall

Access via wooden obscure glass door with obscure glass window to side, radiator, stairs rising to first floor landing, thermostat, door leading to:

living room



15' 0" x 11' 7" (4.57m x 3.53m) Window to front aspect, two radiators, feature fireplace with tiled surround and wooden mantel piece above, side lighting

Kitchen



13' 1" x 8' 8" (3.99m x 2.64m) Matching range of wall and base mounted units, two storage cupboards, space and plumbing for appliances, storage cupboard with shelving, space for table, window to conservatory, door leading to:

Conservatory



13' 6" x 8' 1" (4.11m x 2.46m) Window surround to rear aspect, door leading to rear garden, radiator, obscure window to bathroom, window to kitchen

Shower Room

Shower enclosure with shower attachment over and shower curtain rail, obscure window to rear aspect, raised WC, wash hand basin with dual taps over, radiator, cupboard housing boiler, extractor fan

First Floor

Bedroom One



11' 7" x 11' 7" (3.53m x 3.53m) Window to front aspect, radiator, ceiling fan

Property Details.

Bedroom Two



11' 7" x 8' 4" (3.53m x 2.54m) Window to rear aspect, radiator, ceiling fan, cubby-hole for storage, ceiling fan

Bathroom



Panel bath with mixer tap and shower attachment over, shower rail, shower curtain, low level WC, vanity wash hand basin with dual taps over

Outside

Gardens



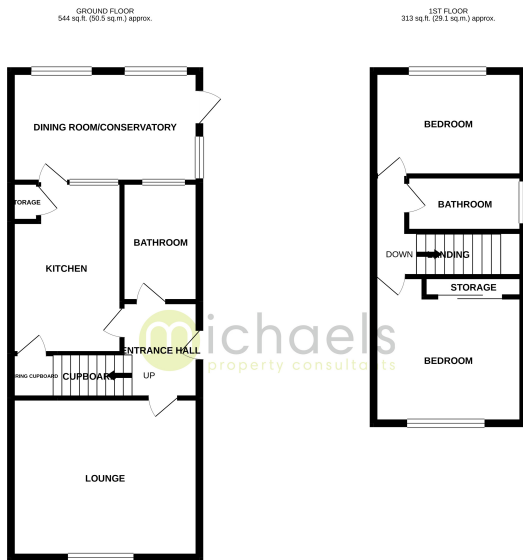
Side access point, mainly laid to lawn, centrepiece raised flower bed area, two raised flower beds to each side, patio area, pathway leading to shed

Parking

Hard standing driveway, low maintenance stone front garden, parking for two vehicles, side access

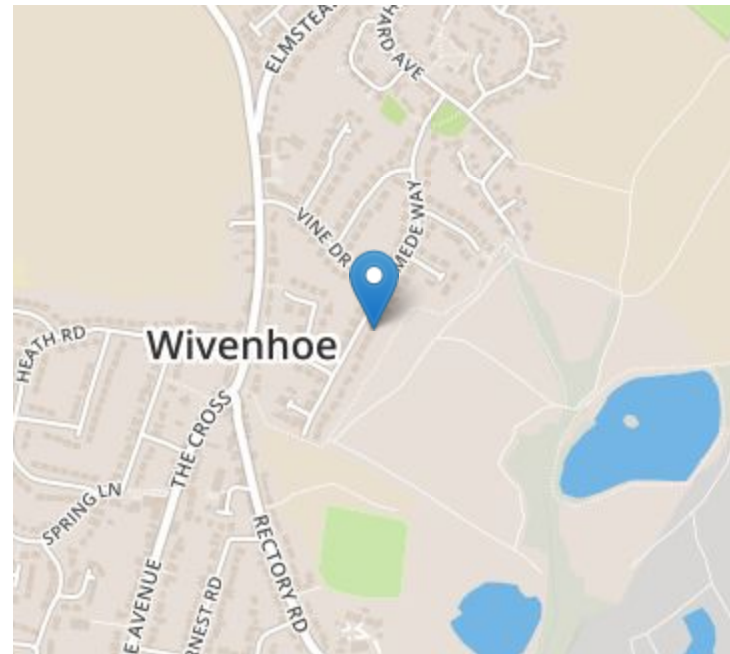
Property Details.

Floorplans



TOTAL FLOOR AREA: 857 sq ft (79.6 sq m) approx.
These floorplans are based on a visual inspection of the property and are not intended to be used as a legal document. The accuracy of the floorplans is not guaranteed and the purchaser should verify the accuracy of the floorplans by a professional surveyor. The purchaser should also verify the accuracy of the floorplans by a professional surveyor. The purchaser should also verify the accuracy of the floorplans by a professional surveyor. The purchaser should also verify the accuracy of the floorplans by a professional surveyor.

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.