



- No Onward Chain
- Off Road Parking & Garage
- Ground Floor Bathroom
- Close To Essex University And An Ideal Student Investment
- Close To Shops And Amenities
- Three Bedroom Semi Detached House

21 Hereward Close, Wivenhoe, Colchester, Essex. CO7 9SB.

Positioned in a quiet cul-de-sac in the popular town of Wivenhoe a three bedroom semi-detached property. Offering excellent access to Essex University, local shops and amenities making it a superb home for any family. The house internally offers living/dining area, kitchen, ground floor bathroom. Outside the house has off road parking and garage, enclosed rear garden. This property is also offered with no onward chain. Call us now to arrange a viewing.



Property Details.

Ground Floor

Entrance Hall

Stairs rising to first floor, radiator.

Living Room



14' 6" x 12' 1" (4.42m x 3.68m) Window to rear, patio doors to rear, wood effect flooring, radiator.

Ground Floor Bathroom



Obscure window to side, enclosed panel bath with mixer tap and shower over, low level WC, pedestal wash hand basin, extractor fan, radiator.

Kitchen



12' 2" x 8' 3" (3.71m x 2.51m) Window to front, a range of wall mounted units with base units under and worktop over, single drainer inset stainless steel with mixer tap, space for oven and washing machine, radiator.

First Floor

Landing

Access to loft, doors to:

Bedroom One



12' 8" x 8' 10" (3.86m x 2.69m) Window to front, airing cupboard, fitted wardrobe, radiator.

Property Details.

Bedroom Two



7' 8" x 6' 9" (2.34m x 2.06m) Window to rear, fitted wardrobe, radiator.

Bedroom Three



12' 6" x 7' 6" (3.81m x 2.29m) Window to rear, fitted wardrobe, radiator.

Outside

Garage

Window to side, up and over door, power and lighting.

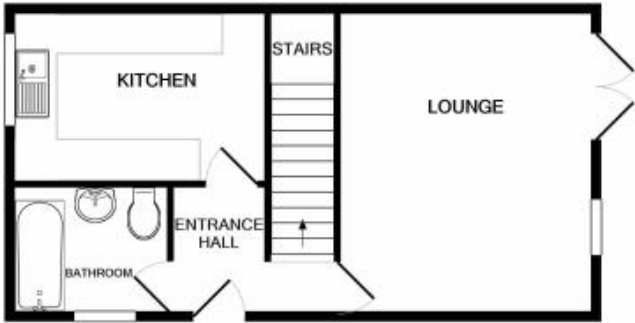
Garden



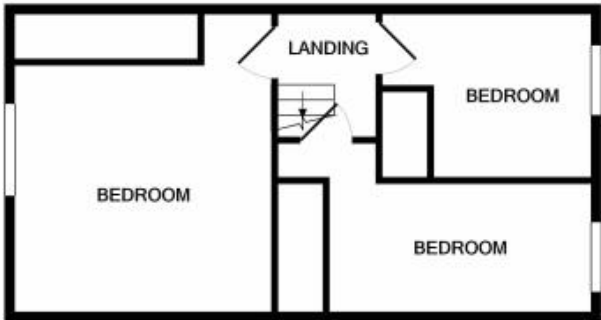
With side gated access, mainly laid to lawn with decking area, shrub borders.

Property Details.

Floorplans



GROUND FLOOR
APPROX. FLOOR
AREA 401 SQ.FT.
(37.3 SQ.M.)



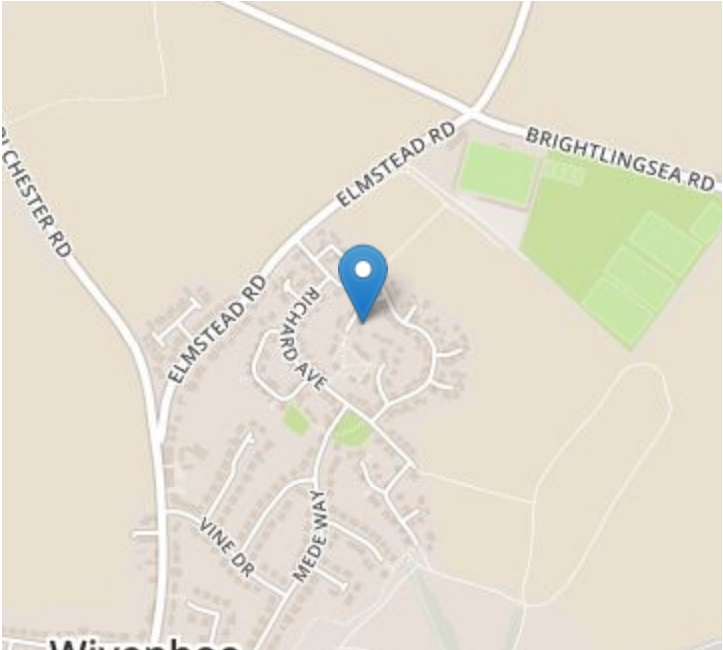
1ST FLOOR
APPROX. FLOOR
AREA 401 SQ.FT.
(37.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 802 SQ.FT. (74.5 SQ.M.)

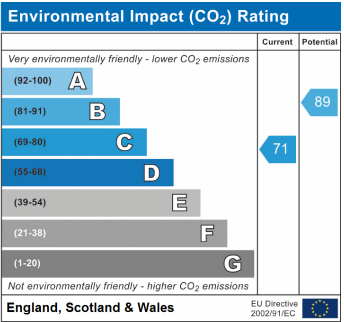
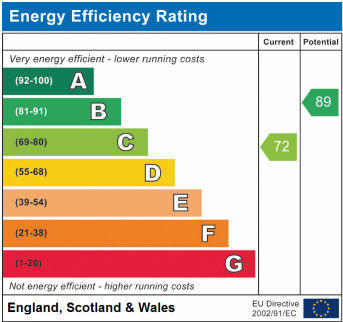
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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.