



- No Onward Chain
- Detached Bungalow
- Sought After Position
- Beautifully Presented
- Modern Throughout
- Private Garden
- Off Road Parking
- Three Bedrooms

**13 Parkwood Avenue, Wivenhoe,
Colchester, Essex. CO7 9AN.**

****Guide Price £375,000-£400,000**** A beautifully presented detached bungalow in this sort after central Wivenhoe position just a short stroll to the Wivenhoe trail, train station and wonderful waterfront. Offered with no onward chain and highlights to include: Three bedrooms, modern fitted kitchen, modern shower room, living room with fireplace, private rear garden and off road parking. Call for further details.



Property Details.

All on one level

Entrance Hall

Wood flooring, radiator, loft access, fitted storage cupboards and doors to.

Lounge/Diner



16' 1" x 12' 1" (4.90m x 3.68m) Window to front, high level window to side, radiator, fireplace with inset feature fireplace, fitted dresser with lighting.

Kitchen



10' 2" x 7' 4" (3.10m x 2.24m) Door to side, window to side, a modern refitted kitchen with a range of units and drawers with worktops over, inset sink and drainer, inset gas hob, fitted oven, fitted extractor, spaces for fridge/freezer and washing machine.

Bedroom



12' 0" x 10' 5" (3.66m x 3.17m) Window to rear, radiator, fitted wardrobes.

Bedroom



11' 0" x 10' 5" (3.35m x 3.17m) French Doors to rear, wood flooring, radiator, currently used as a separate dining room.

Property Details.

Bedroom



15' 10" x 8' 10" (4.83m x 2.69m) Window to front, radiator, fitted wardrobe, fitted boiler cupboard.

Shower Room



Obscure window to side, heated towel rail, shower cubicle, vanity wash hand basin, vanity WC.

Outside

Rear Garden



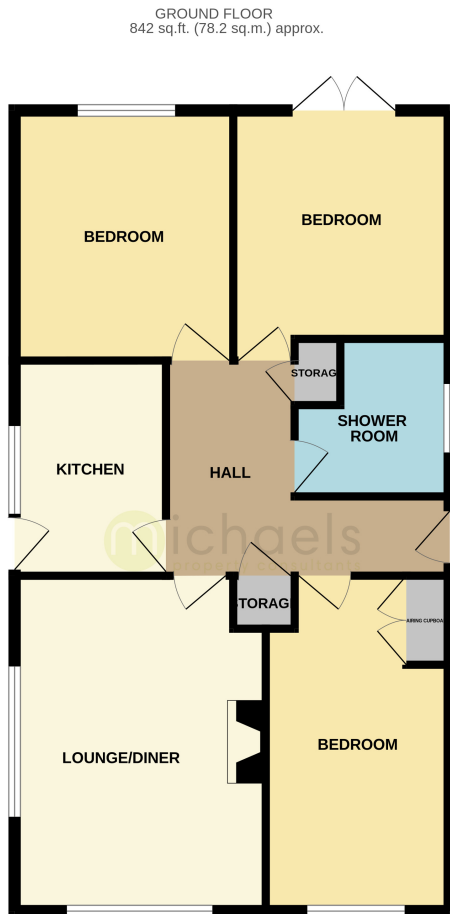
Gated side access to both sides, mainly laid to lawn and enclosed by hedging and fencing, various trees, shrubs and plants, garden shed, patio and pergola.

Parking

Block paved driveway to front offers off road parking.

Property Details.

Floorplans

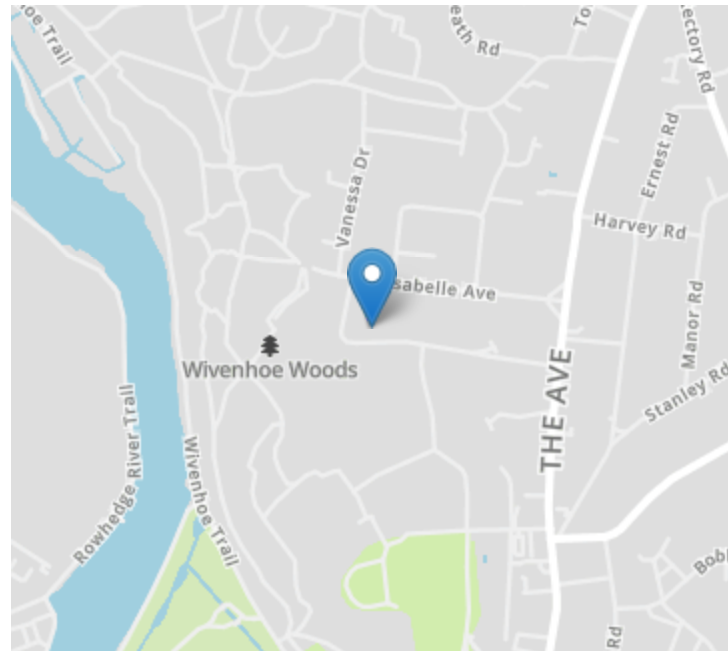


TOTAL FLOOR AREA : 842 sq.ft. (78.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.