



- Linked Detached House
- Three Bedrooms
- Garage & Off Road Parking
- Walking Distance Of Local Primary School
- Kitchen/ Diner
- Living Room & Conservatory
- No Onward Chain
- Close By To Wivenhoe Train Station

## 87 Broome Grove, Wivenhoe, Colchester, Essex. CO7 9QT.

A charming linked detached house positioned on the popular Broome Grove estate. This three bedroom family home has been well maintained by the current owner, offering three bedrooms, family bathroom, kitchen/diner, cloakroom, living room, conservatory and integral garage, beautifully well maintained rear garden along with a low maintenance driveway to the front aspect of the property. Positioned withing walking distance of the local primary school, train station, local shops and amenities. Agent holds keys to view.





# Property Details.

## Ground floor

### Entrance

UPVC front door, radiator, stairs to first floor.

### WC

4' 03" x 3' 02" (1.30m x 0.97m) Double glazed window to side, low level WC, wash hand basin.

### Living Room



18' 08" x 12' 0" (5.69m x 3.66m) French doors, two radiator, electric fireplace.

### Conservatory



11' 09" x 9' 06" (3.58m x 2.90m) Double glazed windows to the sides and rear, French doors to side, tiled floor, electric radiator.

## Kitchen/ Diner



14' 03" x 8' 06" (4.34m x 2.59m) Double glazed window to front, range of wall and base units, tiled splash back laminate worktop, one and a half bowl sink with left hand drainer, over head fan, oven, space for fridge and washing machine.

## First Floor

### Landing

Double glazed window to rear, airing cupboard housing boiler and loft access.

### Bedroom



12' 01" x 9' 09" (3.68m x 2.97m) Double glazed window to rear, radiator, fitted wardrobe.

# Property Details.

## Bedroom



Bedroom Two 9' 11" x 9' 05" (3.02m x 2.87m) Double glazed window to front, radiator, fitted wardrobe.

## Bedroom



8' 10" x 8' 07" (2.69m x 2.62m) Double glazed window to rear, radiator.

## Family Bathroom



8' 09" x 7' 6" (2.67m x 2.29m) Double glazed obscured window to front, enclosed shower, vanity unit with basin and low level WC.

## Outside

### Garage & Off Road Parking

Driveway to the front creating off road parking, garage with up & over garage door.

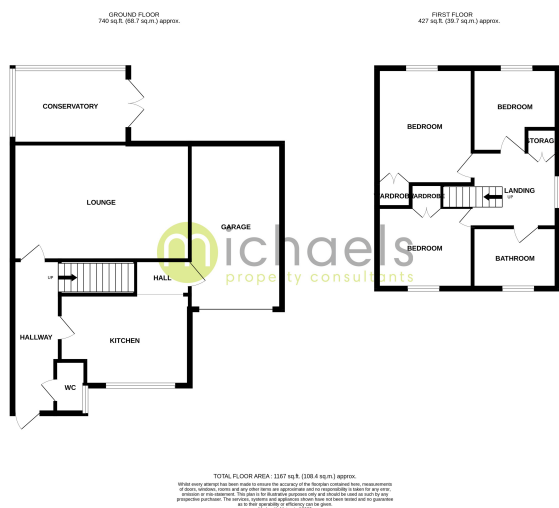
### Rear Garden



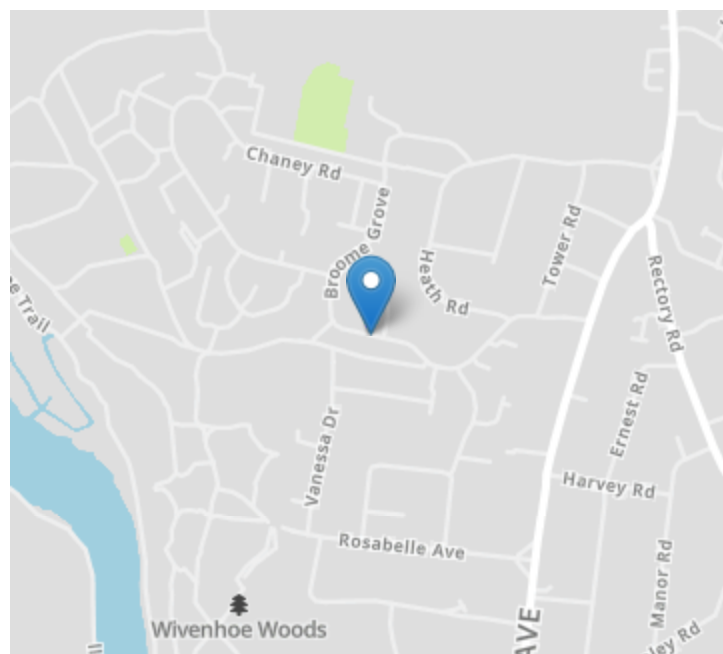
A well maintained rear garden mainly laid to lawn, patio area, shrub boarder, retained by privacy fencing.

# Property Details.

## Floorplans



## 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.