



- Family Home
- Extended To The Rear
- Three Bedrooms
- First Floor Family Bathroom
- No Onward Chain
- Garage & Off Road Parking
- Walking Distance Of Primary School
- Two Reception Rooms

32 Heath Road, Wivenhoe, Colchester, Essex. CO7 9PS.

Offered for sale with no onward chain is this extended semi detached home in a popular position just minutes away from a good local school, shops, bus routes, Essex University and of course Wivenhoe's brilliant array of pubs, restaurants and conveniences alongside the main line train station with links to London Liverpool Street in just over the hour. This property offers a spacious kitchen/ breakfast room, dining room , living room, three bedrooms and first floor bathroom. Generous garden, garage and ample parking.



Property Details.

Ground Floor

Entrance Hall

Composite front door, stairs to first floor.

Kitchen/Breakfast Room



18' 7" x 8' 1" (5.66m x 2.46m) Double glazed window to rear, side UPVC door, radiator, fitted kitchen including a range of wall and base units, tiled splash back, laminate worktop, stainless steel sink with left and right hand drainer, oven, gas hob, over head fan and space for washing machine and dish washer. The boiler is wall mounted inside a cupboard. Pantry style cupboard, open plan onto the breakfast room.

Dining Room



15' 01" x 8' 6" (4.60m x 2.59m) Double glazed French doors to rear, radiator.

Lounge



13' 9" x 11' 2" (4.19m x 3.40m) Double glazed window to front, radiator, open fireplace.

First Floor

Landing

7' 11" x 7' 9" (2.41m x 2.36m) Double glazed obscure window to side, storage.

Property Details.

Bedroom One



12' 7" x 10' 0" (3.84m x 3.05m) Double glazed window to front, radiator.

Bedroom Two



11' 01" x 7' 8" (3.38m x 2.34m) Double glazed window to rear, radiator.

Bedroom Three

9' 4" x 7' 8" (2.84m x 2.34m) Double glazed window to front, radiator.

Family Bathroom



Obscure window to rear, part tiled walls, low level WC, wash hand basin, panelled bath and over head shower.

Outside

Rear Garden



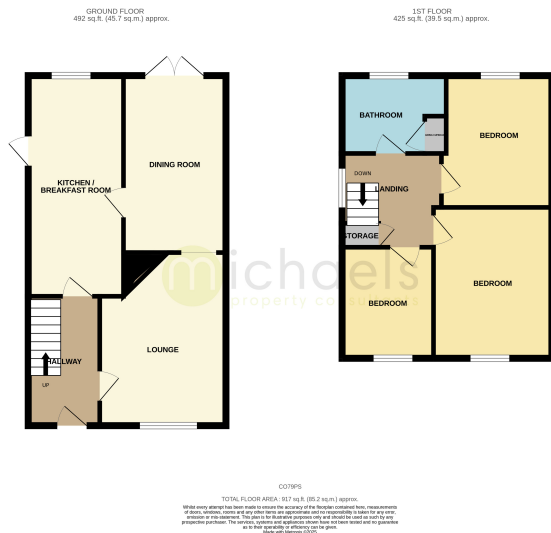
A mature rear garden mainly laid to lawn, mature shrubs and trees, retained by fencing, access to garage and garden shed.

Driveway & Garage

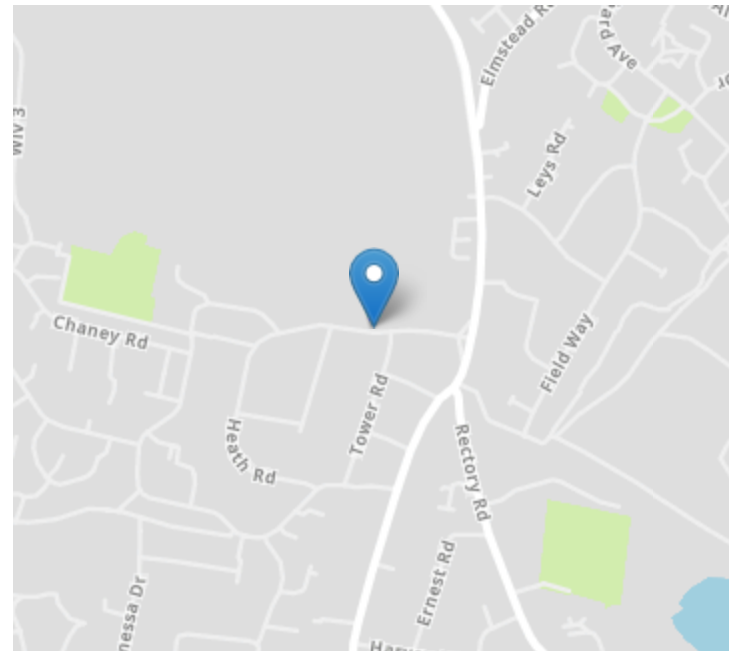
Off road parking via the driveway leading to the garage.

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.