



- Close To Essex University
- Walking distance of local amenities
- Off Road Parking & Garage
- Well Maintained Rear Garden
- Three Bedrooms
- Large Dining/Family Room
- Ground Floor Cloak Room

7 Mede Way, Wivenhoe, Colchester, Essex. CO7 9HP.

A beautifully presented and extended family home in this sought after position in the popular town of Wivenhoe. With a wonderful open plan kitchen/family space and flexible accommodation to give two bedrooms and a bathroom on the first floor, a further bedroom or extra reception room downstairs, living room, driveway and beautifully maintained garden. All this and close to Essex University, mainline train station with fast links to London Liverpool Street in just over the hour, Wivenhoe's waterfront and quayside, good local shops and amenities. Early Viewings are strongly advised.



Property Details.

Ground Floor

Hallway

Radiator, access to under stairs storage and doors to;

Living Room



10' 4" x 20' 1" (3.15m x 6.12m) Window to front, radiator, gas fire and doors to;

Dining/Family room



17' 2" x 9' 6" (5.23m x 2.90m) Windows and doors to rear, radiator, opening through into kitchen.

Kitchen



14' 7" x 6' 9" (4.45m x 2.06m) Window to side, range of eye and low level fitted units with work surface over, integrated eye level oven and grill (NEFF), space for washing machine, dishwasher and free standing fridge freezer, inset sink and spot lighting.

Cloakroom

Window to side, W/C and wash hand basin.

Bedroom Three

6' 7" x 9' 11" (2.01m x 3.02m) Window to front, radiator.

First Floor

Landing

Access to storage and airing cupboards and doors to;

Bedroom One



10' 4" x 14' 2" (3.15m x 4.32m) Window to front, radiator, space for free standing wardrobes.

Property Details.

Bedroom Two



9' 6" x 12' 3" (2.90m x 3.73m) Window to side, loft access and radiator.

Bathroom



Window to rear, W/C, vanity wash hand basin, single panelled bath, separate shower cubicle.

Outside

Garden

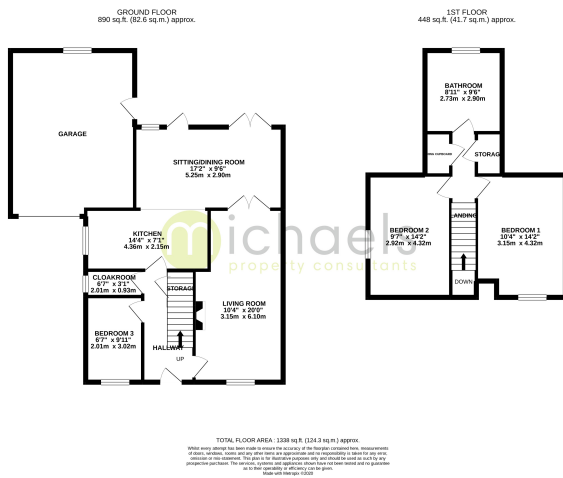


As mentioned previously the property benefits from a spacious and very well maintained rear garden which has been looked after by the current owners. Its fully enclosed by fencing and consists of small bushes and plants which boarder the space as well as large lawn area. There is a patio area which is ideal for seating outside.

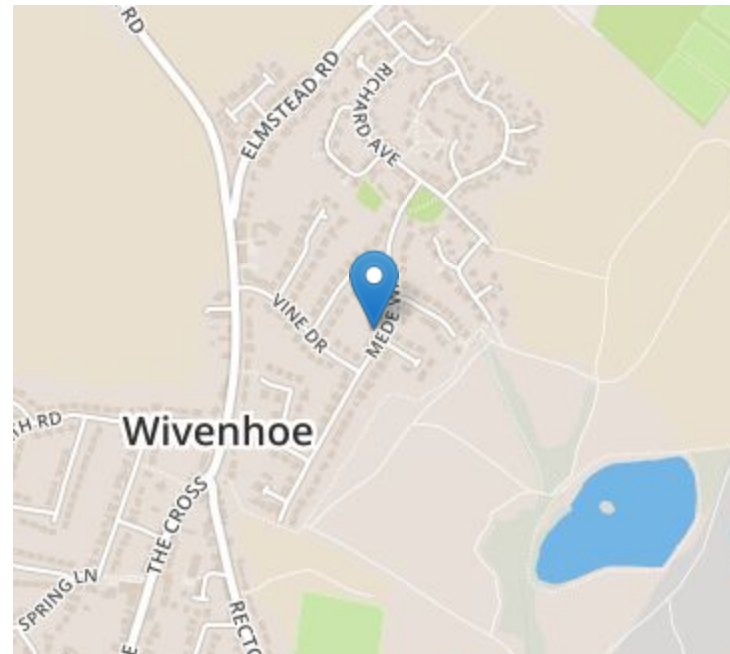
There is access to the garage from the garden. The Garage has full power and lighting.

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.