



- Chain Free Sale
- Setup for HMO
- Currently Five Bedrooms
- Off Road Parking
- Rear Garden
- Ideal For Schools and University
- First Floor Bathroom
- Gas Central Heating

34 Broome Grove, Wivenhoe, Colchester, Essex. CO7 9QU.

Offered with no onward chain is this excellent five bedroom property within easy reach of good local schools and Essex University. Set up to run as a House of Multiple Occupancy but could easily be used as a family home this well kept home offers three bedrooms and family bathroom on the first floor, lounge, kitchen/Diner, two bedrooms, cloakroom, utility cupboard on the ground floor, off road parking and great rear garden. The property has recently been completely updated with new flooring and decor. Viewing advised.



Property Details.

Ground Floor

Entrance Hall



With stairs to first floor and doors to.

Kitchen/Diner



12' 0" x 10' 3" (3.66m x 3.12m) Window to front, a range of fitted units and drawers with worktops over, inset sink, fitted oven, extractor, spaces for appliances, matching eye level units, tiled splashbacks.

Property Details.

Living Room



12' 1" x 11' 6" (3.68m x 3.51m) Window and French doors to rear, radiator.

Utility Cupboard

6' 2" x 5' 6" (1.88m x 1.68m) Spaces for appliances and meters.

Bedroom

10' 0" x 8' 7" (3.05m x 2.62m) Window to front, radiator.

Bedroom

12' 1" x 6' 1" (3.68m x 1.85m) Window to rear, radiator.

First Floor

Landing

Airing cupboard and doors to.

Bedroom

10' 5" x 10' 2" (3.17m x 3.10m) Window to rear, radiator, wardrobe.

Bedroom

10' 2" x 7' 0" (3.10m x 2.13m) Window to rear, radiator.

Bedroom

10' 0" x 6' 8" (3.05m x 2.03m) Window to front, radiator, wardrobe.

Shower Room



Obscure window to front, shower cubicle, pedestal wash hand basin, close coupled WC, radiator.

Outside

Rear Garden



All enclosed by panel fencing, patio area, low maintenance shingle area.

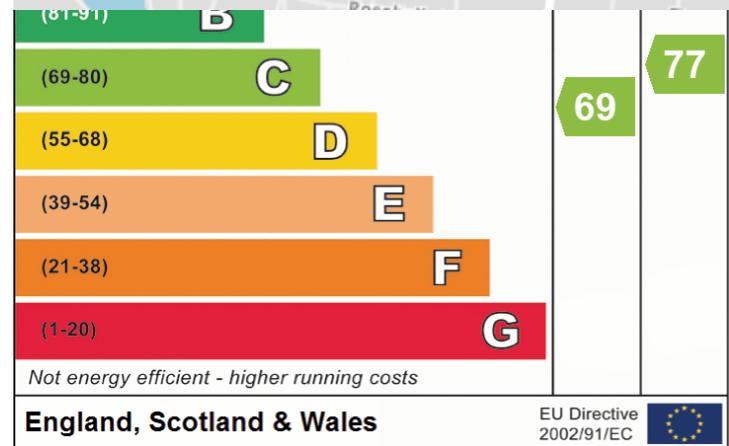
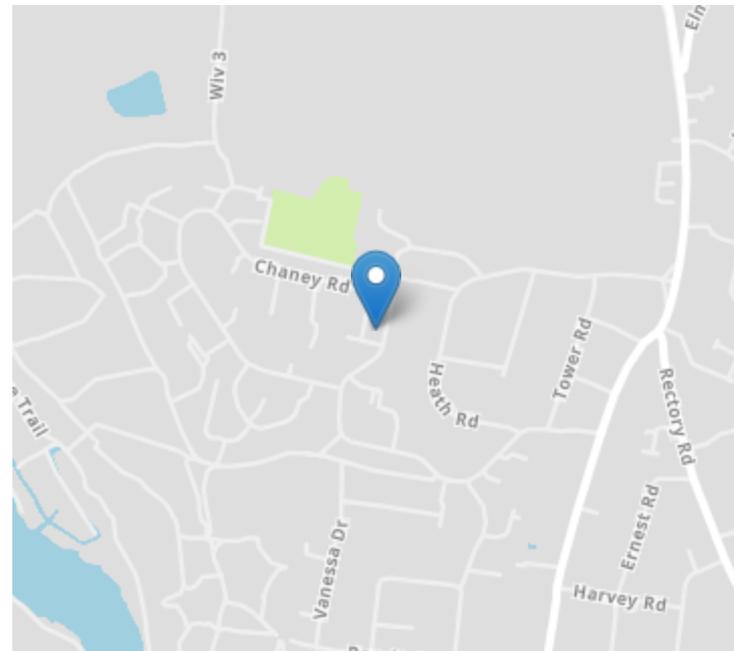
Parking

Off road parking via the front driveway

Property Details.

Floorplans

Location



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.