



- Semi Detached Home
- Three Bedrooms
- No Onward Chain
- Off Road Parking To Front Aspect
- Garage En Bloc
- Gas Central Heating
- Rear Garden
- Conservatory
- Open Plan Living/ Dining Room
- Walking Distance Of Local School

**24 Denham Close, Wivenhoe, Colchester, Essex. CO7 9NS.**

A brilliant three bedroom semi-detached house in this central Wivenhoe location within the catchment of excellent infant and primary schools, also located within close proximity to the mainline train station, local shops and restaurants. This property highlights include off road parking and garage en-block, rear garden, three bedrooms, living/dining room and conservatory. Offered for sale with no onward chain.



# Property Details.

## Ground Floor

### Entrance Hall

5' 6" x 4' 9" (1.68m x 1.22m) UPVC front door and door opening onto:

### Kitchen



12' 09" x 7' 3" (3.89m x 2.21m) Double glazed window to rear, side door, under stairs storage, serving hatch, fitted kitchen including wall and base units, laminate worktop, tiled splash back, gas hob, overhead fan, space for washing machine, fridge/freezer and dish washer.

### Living Room



16' 11" x 12' 0" (5.16m x 3.66m) 16' 6" x 12' 8" (5.03m x 3.86m) Double glazed window to front, radiator, fireplace and stairs to first floor.

## Dining Room



13' 11" x 7' 2" (4.24m x 2.18m) Radiator, two wall lights and patio door opening onto conservatory.

## Conservatory



9' 3" x 9' 3" (2.82m x 2.82m) Double glazed windows to side and rear and French doors opening onto the garden.

## First Floor

### Landing

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

# Property Details.

## Bedroom One



15' 5" x 9' 0" (4.70m x 2.74m) Double glazed window to front, radiator and fitted wardrobes.

## Bedroom Three



12' 2" x 7' 1" (3.71m x 2.16m) Double glazed window to front, radiator and fitted wardrobe.

## Bedroom Two



10' 6" x 7' 10" (3.20m x 2.39m) Double glazed window to rear, radiator and fitted wardrobe.

## Bathroom

Double glazed obscure window to rear, radiator, tiled walls, wash hand basin, panelled bath and over head shower.

## WC

Tiled floor and part tiled walls, double glazed obscure window to rear and low level WC.

## Outside

### Off Road Parking & Garage

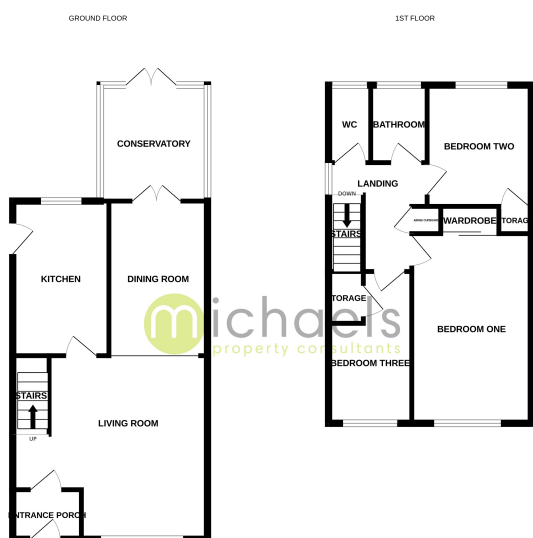
Off road parking positioned to the front aspect of the property. The property also benefits from a garage located close to the property.

### Rear Garden

Enclosed rear garden mainly laid to lawn, garden shed, side access to front of property and enclosed by privacy fencing.

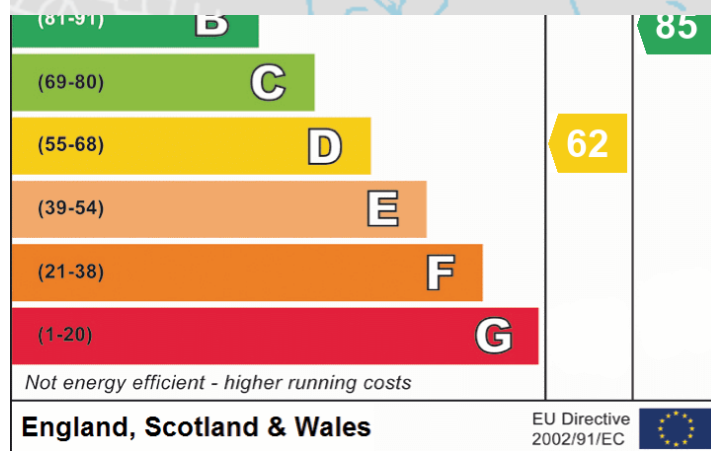
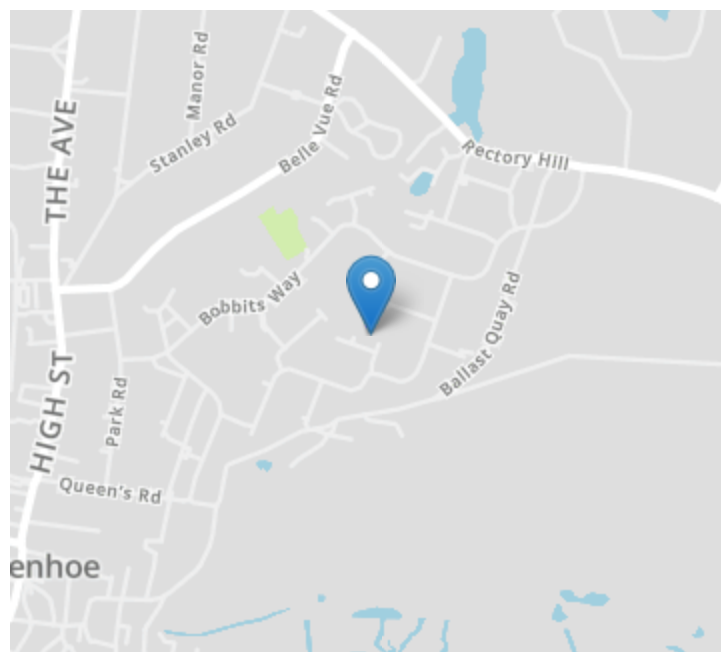
# Property Details.

## Floorplans



These energy efficiency ratings are based on the energy of the property compared to the requirements of energy efficiency ratings and are subject to the approval of the relevant competent body. Measurements of energy efficiency ratings are based on the energy of the property compared to the requirements of energy efficiency ratings and are subject to the approval of the relevant competent body. Measurements of energy efficiency ratings are based on the energy of the property compared to the requirements of energy efficiency ratings and are subject to the approval of the relevant competent body. Measurements of energy efficiency ratings are based on the energy of the property compared to the requirements of energy efficiency ratings and are subject to the approval of the relevant competent body.

## 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.