



- Detached Chalet Bungalow
- Off Road Parking & Garage
- Well Presented Throughout
- Three Double Bedrooms
- Log Burner
- Close To Shops And Amenities
- Planning Granted For Extension

## 2 Tower Road, Wivenhoe, Colchester, Essex. CO7 9QE.

Located within the popular town of Wivenhoe is this well presented three bedroom detached bungalow. It offers any owner brilliant access to the local shops, schools, bus stops, university, and of course Wivenhoe's train station which is a main line back into London Liverpool Street. The current owners have upgraded and maintained the property to a good standard. Some of its main features include ample off road parking, detached garage, bright living room with a multi fuel log burner, kitchen, separate dining room, a further three double bedrooms and family bathroom. The current owners have also been granted planning permission for an extension. Ask for further information for this. To fully appreciate everything this property has to offer call now to book a viewing.



# Property Details.

## Ground Floor

### Entrance Hall

Radiator, airing cupboard and doors to;

### Living Room



11' 10" x 17' 10" (3.61m x 5.44m) Windows to front and side, radiator, multi fuel log burner.

### Kitchen



11' 9" x 9' 10" (3.58m x 3.00m) Window to side, door to rear, kardean flooring, inset spot lighting, range of eye and low level fitted storage units with work surface over, inset sink, space for fridge/freezer, washing machine, dishwasher, free standing cooker and hob to remain (STN) and microwave.

## Dining Room



10' 11" x 12' 0" (3.33m x 3.66m) Window to rear and side, radiator.

## Bedroom Three



12' 0" x 12' 11" (3.66m x 3.94m) Windows to front and side, radiator.

## Cloakroom

Wash hand basin and W/C

## First Floor

### Bedroom One



12' 4" x 17' 2" (3.76m x 5.23m) Velux windows to front and rear, radiator.

# Property Details.

## Bedroom Two



10' 11" x 17' 2" (3.33m x 5.23m) Velux windows to front and rear, and radiator.

## Bathroom



Velux window to front, heated towel rail, fully tiled, wash hand basin, W/C, single panelled bath with over head shower.

## Outside

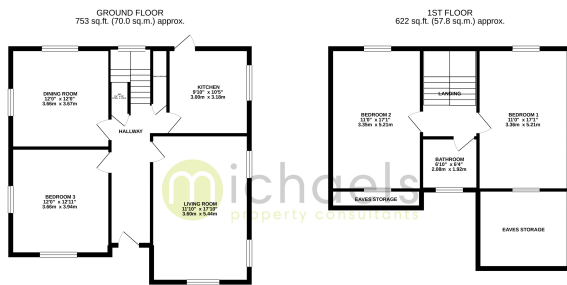
### Garden



Outside the property benefits from a generous wrap around garden. It has been well looked after and well maintained by its current owners. A large majority of the space has been slabbed to create a patio area, there is also a portion that has been laid to lawn. As mentioned previously mentioned there is a detached garage that comes with the property, access for this is from the garden. There is off road parking for numerous cars as well as a summer house that will remain with the property (STN)

# Property Details.

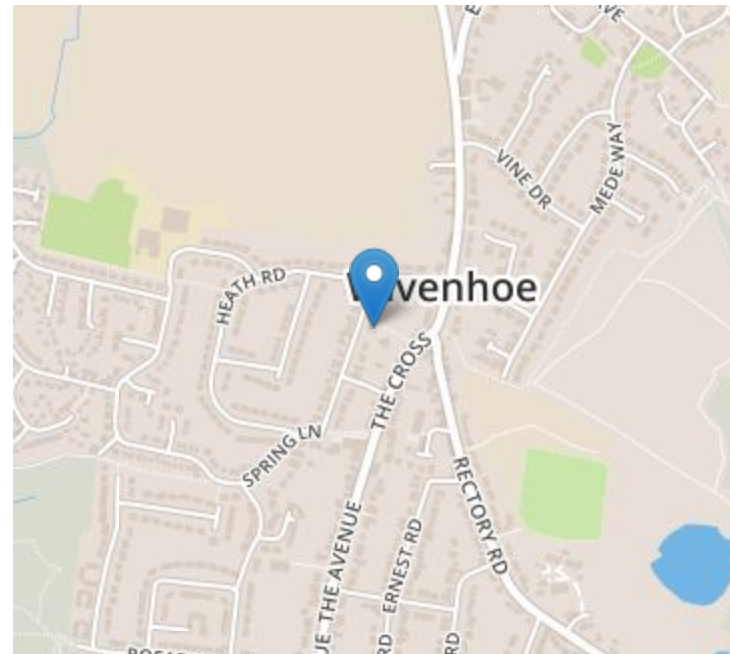
## Floorplans



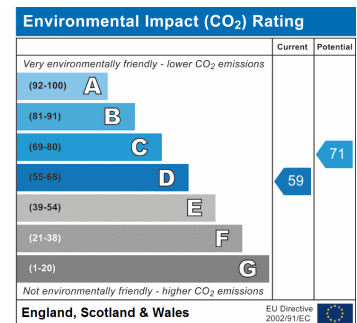
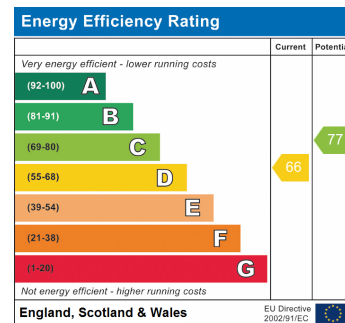
**TOTAL FLOOR AREA:** 1375 sq ft. (127.7 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of ground conditions, ground levels and other data are approximate and may vary slightly from the actual conditions on the ground. The information contained herein is for general guidance only and should not be relied upon for legal or other purposes. The information contained herein is for general guidance only and should not be relied upon for legal or other purposes. The information contained herein is for general guidance only and should not be relied upon for legal or other purposes.

## 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.