



- Four Bedroom Detached Home
- Garage And Off Road Parking For Two Cars
- Ground Floor Cloak Room & Family Bathroom
- Large Living Area
- Separate Dining Room
- No Onward Chain
- Requires Modernisation
- Solar Panels

## 9 The Dale, Wivenhoe, Colchester, Essex. CO7 9NL.

Offered with no onward chain is this established detached home in the sought after Millfields catchment. Situated in a prime location offering walking access to the Wivenhoe's local train station which offers links into London Liverpool Street. The property is in need of some cosmetic updating but offering excellent scope to adapt into a wonderful family home. Currently the accommodation includes four first floor bedrooms, family bathroom, generous living room, dining room and separate kitchen that could be opened up subject to any relevant planning requirements, ground floor cloakroom, garage, driveway and excellent gardens. Call now to arrange a viewing.





# Property Details.

## Ground Floor

### Entrance Hall

4' 4" x 6' 3" (1.32m x 1.91m) Radiator, doors to;

### Cloakroom

2' 5" x 6' 3" (0.74m x 1.91m) Window to front, radiator, W/C, wash hand basin.

### Living Room



17' 6" x 14' 0" (5.33m x 4.27m) Window to front, radiator, stairs up, door to and opening into dining room;

### Dining Room



9' 11" x 10' 4" (3.02m x 3.15m) Sliding doors to patio, radiator, serving hatch into kitchen.

## Kitchen



11' 9" x 10' 4" (3.58m x 3.15m) Window to front, radiator, range of eye and low level fitted units with work surface over, space for washing machine, dishwasher, fridge, freezer, inset sink, space for single oven, access to store cupboard, single side door out to rear;

## First Floor

### Landing

Window to side, access to loft and airing cupboard and doors to;

### Bedroom One



10' 11" x 10' 6" (3.33m x 3.20m) Window to rear, radiator, built in wardrobes.

# Property Details.

## Bedroom Two



11' 11" x 8' 2" (3.63m x 2.49m) Window to front, radiator, built in wardrobes.

## Bedroom Three



10' 7" x 9' 2" (3.23m x 2.79m) Window to rear, radiator, built in wardrobe.

## Bedroom four

8' 2" x 8' 11" (2.49m x 2.72m) Window to front, radiator, built in wardrobe.

## Bathroom



Window to side, W/C, wash hand basin, panelled bath with shower head over.

## Outside

### Garden

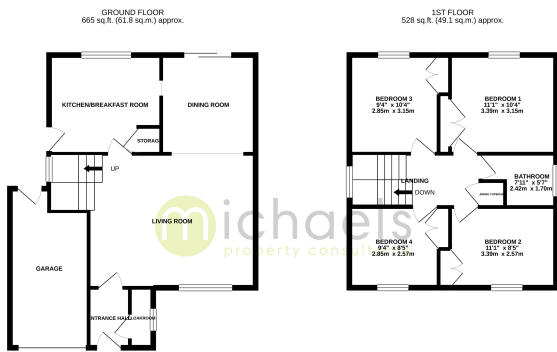


The space outside is enclosed by fencing, The space offers amazing potential for the avid gardener. There is access into the rear of the garage through a single door down the side of the house.

To the front of the house there is off road parking for a couple of vehicles.

# Property Details.

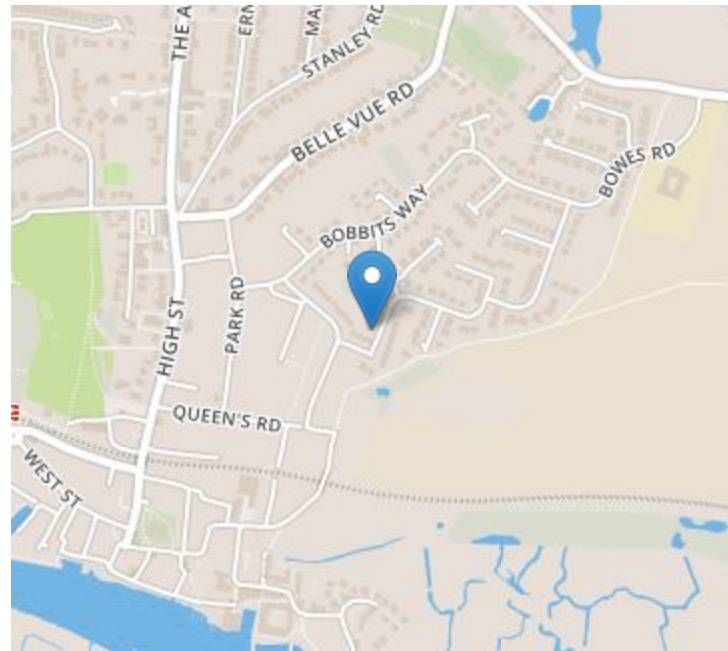
## Floorplans



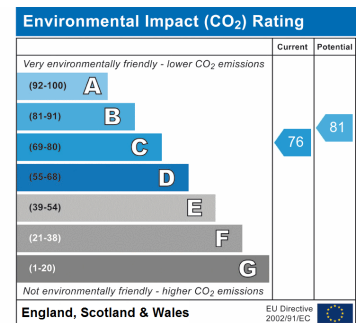
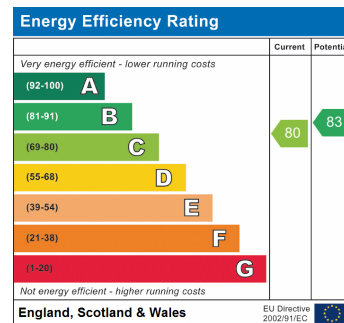
**TOTAL FLOOR AREA:** 1193 sq.ft. (110.8 sq.m.) approx.

While every effort has been made to ensure the accuracy of the figures contained herein, measurements of floor, ceiling, wall, floor to ceiling and floor to floor levels are approximate and should not be relied upon for the purpose of any contract. The figures are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The figures are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The figures are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

## 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.