



- Semi Detached Home
- Three Bedrooms
- Two Reception Rooms
- Garage and Parking
- Close To Essex University
- Cul-De-Sac Position

## 21 Caroline Close, Wivenhoe, Colchester, Essex. CO7 9SD.

**\*\*GUIDE PRICE £275,000 - £285,000\*\*** A wonderful family home with additional living space from a great extension and situated close by to good local shops and field walks whilst being within easy reach of Essex University. On the ground floor there is a living room, dining room, kitchen and bathroom with three bedrooms on the first floor, outside it a well maintained garden, garage and off road parking. Wivenhoe offers excellent amenities to include mainline train station with fast links to London Liverpool Street and of course waterfront and quayside.





# Property Details.

## Ground Floor

### Entrance Hall

Doors to reception rooms, wood floor, radiator.

### Lounge



14' 3" x 10' 0" (4.34m x 3.05m) Windows to front and rear, TV point, radiator, wooden floor.

### Dining Room



15' 0" x 12' 3" (4.57m x 3.73m) Window to front, stairs to first floor, wood flooring, radiator, dado rail, open to lobby

### Lobby

With airing cupboard, wood flooring, door to garden and doors to.

## Kitchen



12' 0" x 8' 5" (3.66m x 2.57m) Window to rear, tile effect flooring, fitted units and drawers with worktops over, inset sink, matching eye level units, spaces for appliances.

## Bathroom



Obscure window to rear, P shape bath with shower and screen over, vanity wash hand basin and toilet, heated towel rail, tiled floor and walls.

## First Floor

### Landing

Window to side, radiator and doors to.

# Property Details.

## Bedroom One



11' 6" x 11' 6" (3.51m x 3.51m) Window to front, radiator, storage cupboard which holds plumbing for a shower.

## Bedroom Two



12' 10" x 7' 5" (3.91m x 2.26m) Window to rear, radiator.

## Bedroom Three



9' 8" x 6' 10" (2.95m x 2.08m) Window to rear, radiator.

## Outside

### Rear Garden



Enclosed by panel fencing and mainly laid to lawn with block paved area, garden shed and door to garage.

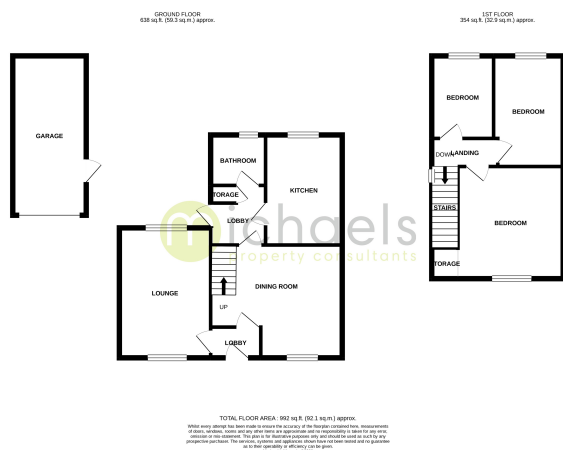
### Garage and Parking

Detached garage with up and over door to front, personal door to garden, power and lighting.

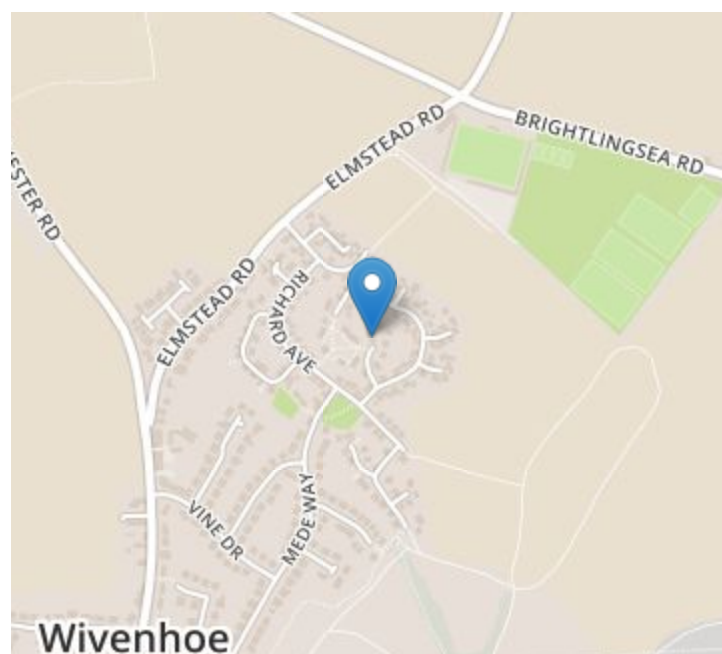


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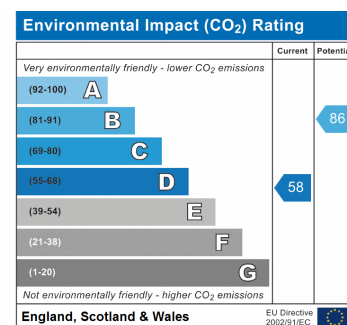
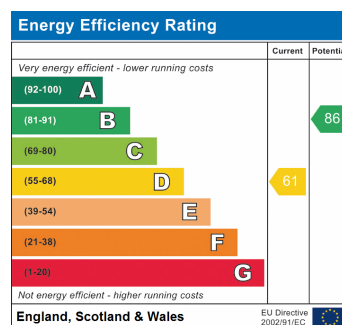
## Floorplans



## 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.