



- Semi Detached House
- Four Bedrooms
- Garage & Off Road Parking
- Open Plan Living
- Modern Kitchen
- New Flooring To The Ground Floor
- No Onward Chain
- Walking Distance Of Millfields School

**10 Claremont Road, Wivenhoe,
Colchester, Essex. CO7 9NN.**

Michaels property consultants are delighted to present to the market this sizeable four bedroom semi-detached house located within Millfield's Primary School catchment, ideal for any growing family or student accommodation. To the ground floor highlights include open plan living room/diner, modern kitchen, WC and integral garage, to the first floor you will find four bedrooms and a family bathroom. The rear garden and off road parking complete the property well. Agent holds keys, arrange your viewing appointment today.



Property Details.

Ground Floor

Entrance Hall

UPVC front door opening into hall, door to:

WC



Double glazed obscured window to front, radiator, low level WC, wash hand basin.

Living Room



17' 01" x 13' 10" (5.21m x 4.22m) Double glazed window to front, radiators, stairs to first floor.

Dining Room



13' 05" x 9' 2" (4.09m x 2.79m) Double glazed patio door opening onto the rear garden, radiator.

Kitchen



10' 11" x 9' 04" (3.33m x 2.84m) Double glazed window and UPVC door to rear, range of wall and base gloss units with laminate work surfaces, tiled splash back, integrated stainless steel one and a half bowl sink with left hand drainer, space for oven and fridge/freezer, storage cupboard.

First Floor

Landing

6' 02" x 7' 11" (1.88m x 2.41m) Stairs to ground floor, radiator, loft hatch,

Property Details.

Bedroom



12' 03" x 11' 01" (3.73m x 3.38m) Double glazed window to front, radiator.

Bedroom

11' 4" x 9' 07" (3.45m x 2.92m) Double glazed window to rear, built in cupboard, radiator.

Bedroom

9' 11" x 8' 08" (3.02m x 2.64m) Double glazed window to rear, radiator, built in wardrobe

Bedroom

9' 08" x 8' 08" (2.95m x 2.64m) Window to front, radiator, built in storage cupboard.

Family Bathroom



Double glazed obscured window to side, part tiled walls, low level WC, panelled bath with over head shower, wash hand pedestal basin.

Outside

Rear Garden



A well maintained established rear garden including patio area with steps leading up to the lawn, garden shed and retained by fencing.

Off Road Parking & Garage

Off road parking via the driveway with the remainder laid to lawn, garage with up & over door.

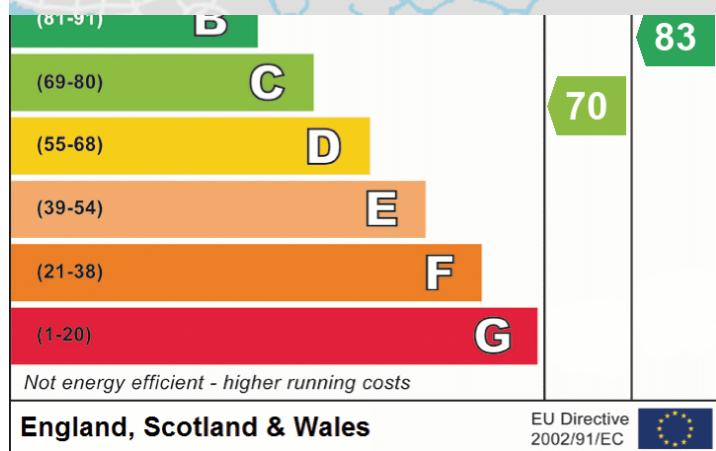
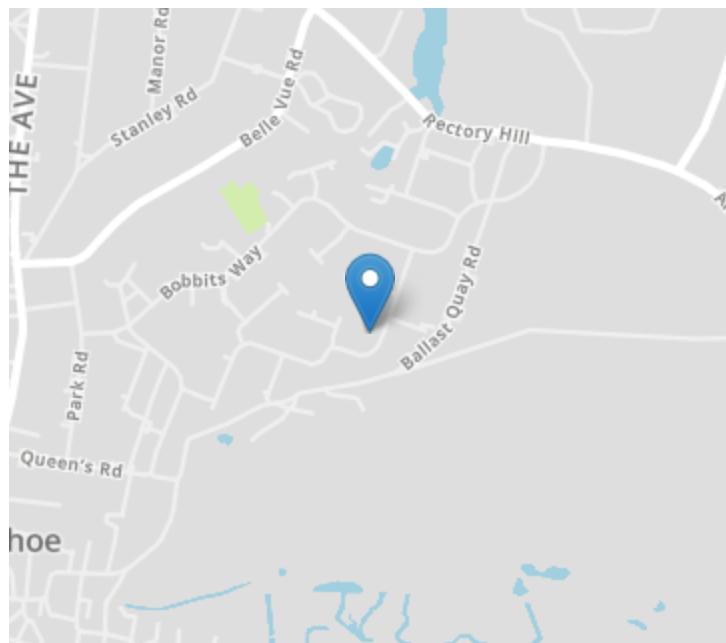
Property Details.

Floorplans



TOTAL FLOOR AREA - 1094 sq ft (101.7 sq m) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of individual rooms and of the total area are approximate. The floorplan is for illustrative purposes only and should not be used as such by any prospective purchaser. These plans are copyright of the vendor and are to be returned to the vendor on completion of sale and not permitted to be reproduced or distributed. The floorplan is to be used at the vendor's risk and the vendor shall not be liable for any damage or loss arising from its use.

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.