



- Semi Detached Chalet
- Corner plot
- Off Road Parking & Garage
- First Floor Bathroom
- Close To Shops And Amenities
- Essex University Access
- Cul De Sac Position

### 6 Lammas Way, Wivenhoe, Colchester, Essex. CO7 9HD.

This three bedroom semi detached chalet is located along a quiet cul de sac in the sought after town of Wivenhoe. Wivenhoe is positioned just outside of Colchester and offers brilliant access to the near by Essex university, local shops, schools, train station which links through to London Liverpool Street and more. The property is fortunate enough to sit on a generous corner plot, allowing for potential extensions (STPP) to grow and adapt the space available. Internally the property has two double bedrooms, first floor bathroom, third bedroom on the ground floor, spacious living room, separate kitchen, ample parking and a detached garage.





# Property Details.

## Ground Floor

### Hallway

Radiator and doors to;

### Living Room



14' 11" x 11' 4" (4.55m x 3.45m) Window to front, radiator, gas fire place.

### Kitchen



13' 0" x 8' 6" (3.96m x 2.59m) Window and patio door to rear, range of eye and low level fitted units with work surface over, inset sink, free standing cooker and washing machine to remain (STN), access to under stairs storage.

## Study/Bedroom Three



10' 0" x 6' 0" (3.05m x 1.83m) Window to rear, radiator, access to storage cupboard.

## First Floor

### Landing

Loft access and doors to;

### Master Bedroom



11' 5" x 11' 5" (3.48m x 3.48m) Window to front, radiator,

# Property Details.

## Bedroom



11' 4" x 8' 2" (3.45m x 2.49m) Window to rear, radiator.

## Bathroom



4' 4" x 8' 3" (1.32m x 2.51m) Window to side, radiator, wash hand basin, single panelled bath with shower over, W/C.

## Outside

### Garden



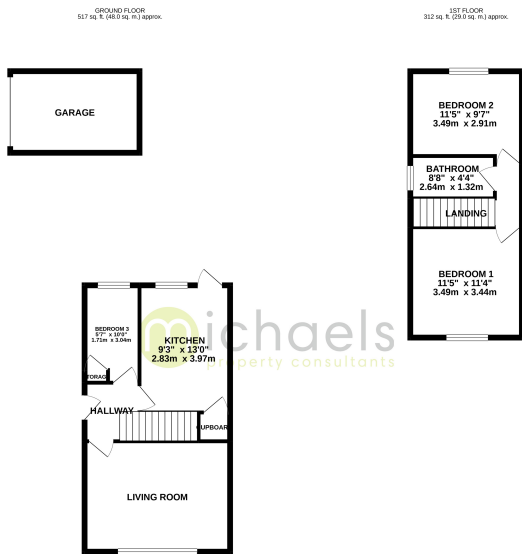
The property has the luxury of sitting on a corner plot. The garden over the years has been well looked after and maintained by its current owners. It consists of a range of different plants, shrubs and small trees which surround its borders. Sections have been slabbed creating a patio area.

To the rear of the house there is detached garage with space for off road parking. There is also parking for several vehicles at the front of the property.



# Property Details.

## Floorplans

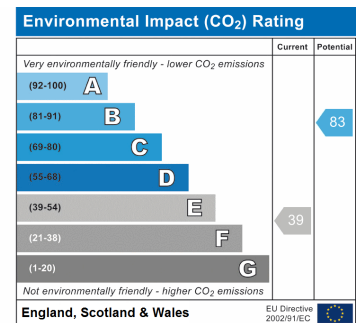
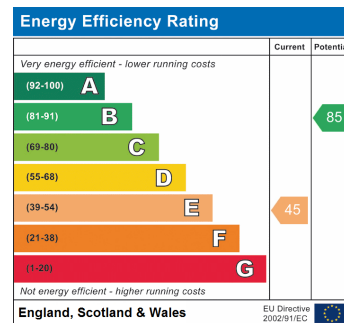


TOTAL FLOOR AREA: 829 sq. ft. (77.0 sq. m.) approx.  
While every effort has been made to ensure the accuracy of the information provided, measurements of areas, volumes, etc. are only approximate and should not be relied upon for legal purposes. This plan is for illustrative purposes only and should not be used for any other purpose. The property is shown as a guide only and should not be used for any other purpose. Michael's Property Consultants Ltd. 2020. All rights reserved.

## 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.

