

MICHAEL CLARK

RESIDENTIAL



32 Broomfield Crescent

Wivenhoe, Colchester, CO7 9PZ

GUIDE PRICE: £290,000 - £300,000

THREE BEDROOMS * CHAIN FREE * SPACIOUS LOUNGE
DINER * FIRST FLOOR BATHROOM * ENCLOSED
GARDEN * GARAGE * GROUND FLOOR CLOAKROOM

- GUIDE PRICE: £290,000 - £300,000
- THREE BEDROOMS
- SPACIOUS LOUNGE DINER
- GARAGE
- ENCLOSED GARDEN
- CHAIN FREE
- SOUGHT AFTER VILLAGE LOCATION
- WELL PROPORTIONED BEDROOMS
- FIRST FLOOR BATHROOM
- GROUND FLOOR CLOAKROOM

Viewing

Please contact us on 01206 584520 if you wish to arrange a viewing appointment for this property or require further information.



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About The Home

Welcome to 32 Broomfield Crescent, a delightful three-bedroom semi-detached home situated in the picturesque town of Wivenhoe. This home is available on a chain-free basis and provides the perfect opportunity to put your own stamp onto a property.

Upon entering, you are greeted by a hallway with a door opening into the lounge diner that offers a comfortable and versatile living area, perfect for both relaxation and entertaining. The large windows allow natural light to flood the room, creating a bright and welcoming atmosphere. Adjacent to the living area, you'll find a well-appointed kitchen, designed with functionality in mind, providing ample storage and workspace for all your culinary needs.

The property boasts three well-proportioned bedrooms, each offering a serene and private retreat. The first floor also features a family bathroom. Additionally, a ground floor cloakroom enhances the practicality of this home.

The home benefits from a garage and shared driveway. The enclosed garden to the rear provides a private outdoor space, ideal for enjoying sunny afternoons, gardening, or alfresco dining.

Dimensions

Entrance Hall

Lounge Diner - 22'5" max x 11'4" max

Kitchen - 10'0" x 8'1"

Cloakroom

FIRST FLOOR

Landing

Bed 1 - 11'6" x 11'7"

Bed 2 - 10'6" x 10'3"

Bed 3 - 7'4" x 6'9"

Bathroom

Material Information

Council Tax Band: C (Colchester Council)

Tenure: Freehold

EPC: D

Shared Areas: Shared Driveway

Services Connected: Mains Electric, Mains Water, Mains Drainage

Central Heating: Oil



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