

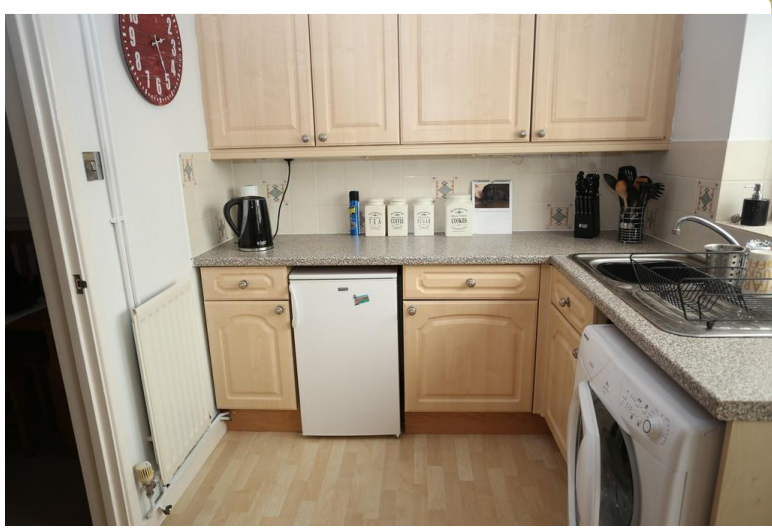


Richard Avenue
Wivenhoe, CO7 9HY

- Expected to be available from mid June
- Two double bedrooms
- Garage & off road parking
- Spacious living area

£1200 pcm
EPC Rating '64'





Property Description

Situated in a quiet location near to the University of Essex, this two double bedroom semi detached house includes a spacious living room, conservatory, garage and off road parking.

ENTRANCE PORCH

With meter cupboards and door leading to living room

LIVING ROOM

19' 1" x 11' 7" (5.82m x 3.53m)

Window to front, stairs leading to kitchen and first floor.

KITCHEN

11' 7" x 7' 1" (3.53m x 2.16m)

Window to rear, door leading to conservatory, range of wall mounted units, roll top work surface, inset stainless steel single drainer sink with mixer tap over, tiled splashbacks, range of base units and drawers under, inset four ring electric hob with extractor fan above, built-in double oven.





CONSERVATORY

11' 3" x 10' 1" (3.43m x 3.07m)

Windows to three elevations, double glazed French doors to side giving access to garden, laminate flooring, fan light and full length vertical blinds.

FIRST FLOOR

BEDROOM

11' 7" x 8' 5" (3.53m x 2.60m)

Double bedroom, window to front.

BEDROOM

11' 8" x 11' 6" (3.56m x 3.51m)

Double bedroom with window to rear. Built-in cupboard housing shelving and wall mounted combination gas boiler.



BATHROOM

Panel enclosed bath with shower over, pedestal wash basin with tiled splashbacks, low level WC, and heated towel rail

OUTSIDE

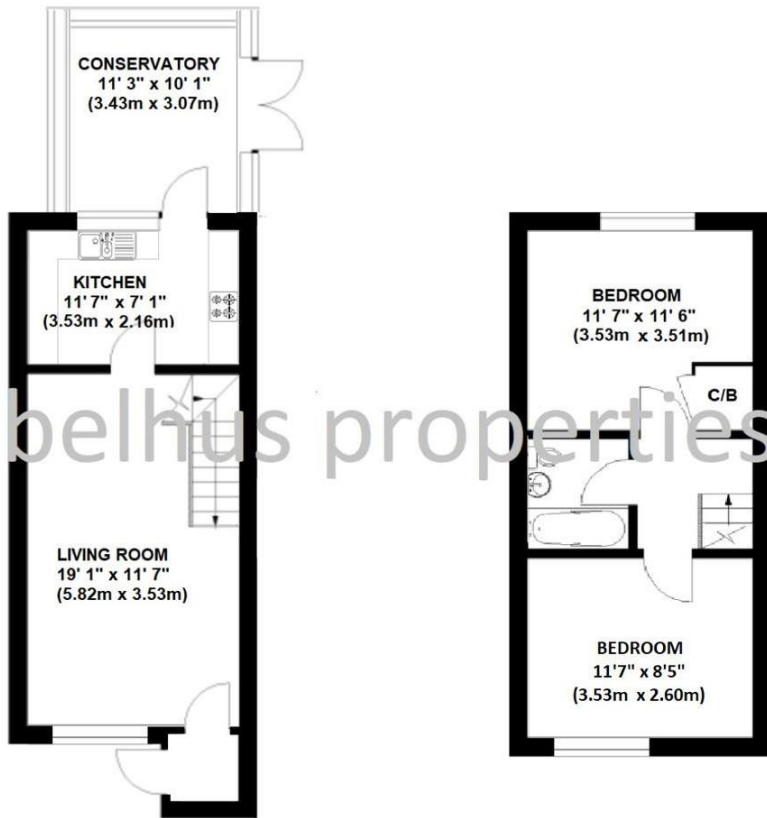
Enclosed south facing garden, laid to lawn with decking, flowers and shrubs, wooden shed with power. There is an off road parking space in front of the garage. Please note that the garage is NOT attached to the house and is located a little further down the road.



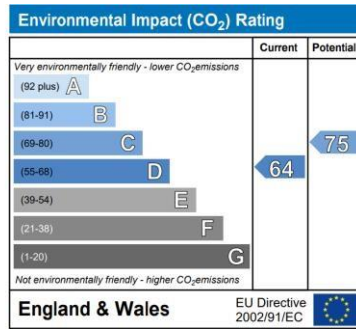
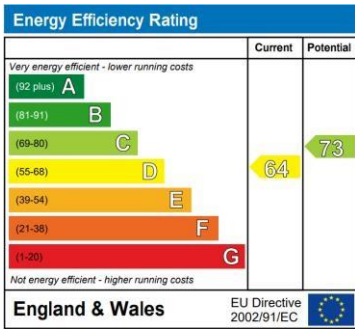
Council Tax Band 'B'

Please contact our office should you be interested in this property. Note, the property will be decorated prior to a new tenancy commencing and is expected to be ready around the 2nd week of February.





Whilst every effort has been made to the accuracy of the above floorplan, it is for illustration purposes only



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements