

Chaney Road

Wivenhoe

CO7 9RR

Offers in Excess of £340,000 Freehold

Town & Country
residential sales and lettings



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- SITUATED ON A CORNER PLOT
- DETACHED FAMILY HOME
- THREE BEDROOMS
- LOUNGE/DINER
- KITCHEN/DINER
- FAMILY BATHROOM
- CLOAKROOM
- GARAGE AND OFF STREET PARKING
- DOUBLE GLAZING & GAS CENTRAL HEATING
- CLOSE TO BROOMEGROVE SCHOOL

THREE BEDROOM DETACHED FAMILY HOME situated on a Corner Plot.

On the ground floor lounge/diner, fitted kitchen/breakfast room, plus cloakroom. The first floor has three good sized bedrooms and a family bathroom.

Outside benefits from off street parking and garage to the rear of the property plus established rear garden. Double glazing and gas central heating completes this home.

Just a short stroll to all Wivenhoe's local shops and transport links and Broomgrove Junior School.



The accommodation with approximate room sizes are as follows:

STORM PORCH

UPVC Entrance door.

ENTRANCE HALL

Laminate flooring, centre light, radiator.

LOUNGE/DINER

16' 11" x 12' 11" (5.15m x 3.93m)

French doors to rear, windows to front and rear, centre light, two radiators.

KITCHEN/DINER

11' 4" x 10' 5" (3.45m x 3.17m)

Door to rear, window to side. Range of base and wall units, black roll top. Integrated oven and electric hob with extractor over. 1 & 1/2 stainless steel sink and drainer unit, space for fridge/freezer. Laminate flooring, centre light, radiator.

CLOAKROOM

8' 0" x 5' 9" narrowing to 2'10" (2.44m x 1.75m)

Window to side, laminate flooring, centre light. Low level WC and wash hand basin. Plumbing for washing machine.

FIRST FLOOR LANDING

Door to:



BEDROOM ONE

13' 1" x 10' 11" (3.98m x 3.32m)

Window to side, carpet flooring, centre light, radiator. Fitted wardrobes.

BEDROOM TWO

14' 5" x 8' 5" (4.39m x 2.56m)

Window to side, carpet flooring, centre light, radiator. Fitted wardrobes.

BEDROOM THREE

8' 0" x 7' 4" (2.44m x 2.23m)

Window to front, carpet flooring, centre light, radiator. Cupboard.

FAMILY BATHROOM

5' 9" x 5' 5" (1.75m x 1.65m)

Window to rear, laminate flooring, centre light. Panelled bath with shower over bath, low level WC and wash hand basin. Fully tiled walls, radiator.

EXTERIOR

FRONT

Situated on a corner plot with path leading to entrance door. Block paved driveway providing off street parking. Tree and shrubs border enclosed by dwarf brick wall. Access to rear garden via side gate.

REAR

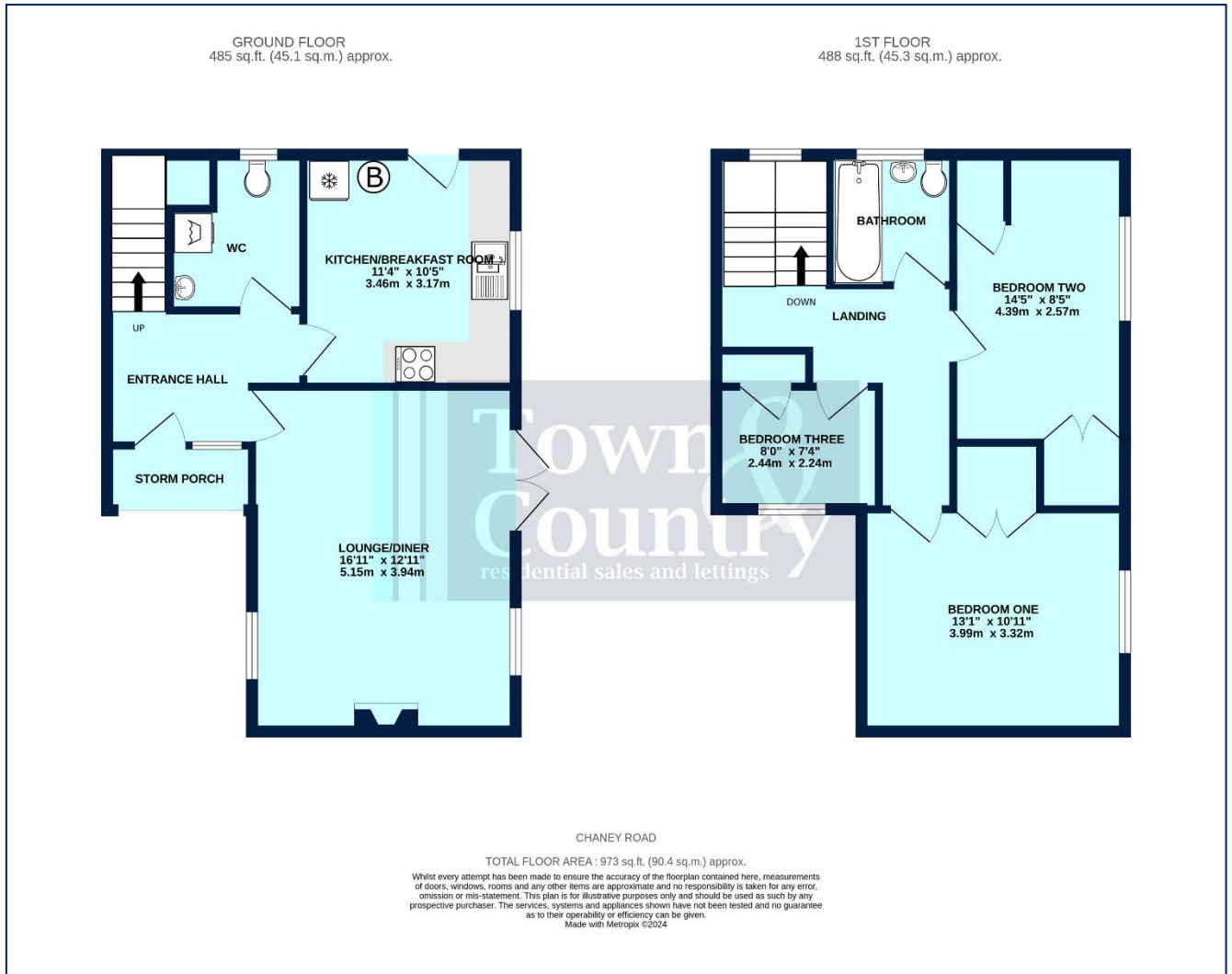
Commencing with paved patio with remainder laid to lawn. Raised shrub borders. Timber shed. Access to side via gate.

GARAGE

Detached brick built garage with up and over door.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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