

**Chaney Road
Wivenhoe
CO7 9RR
£315,000 Freehold**





- 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

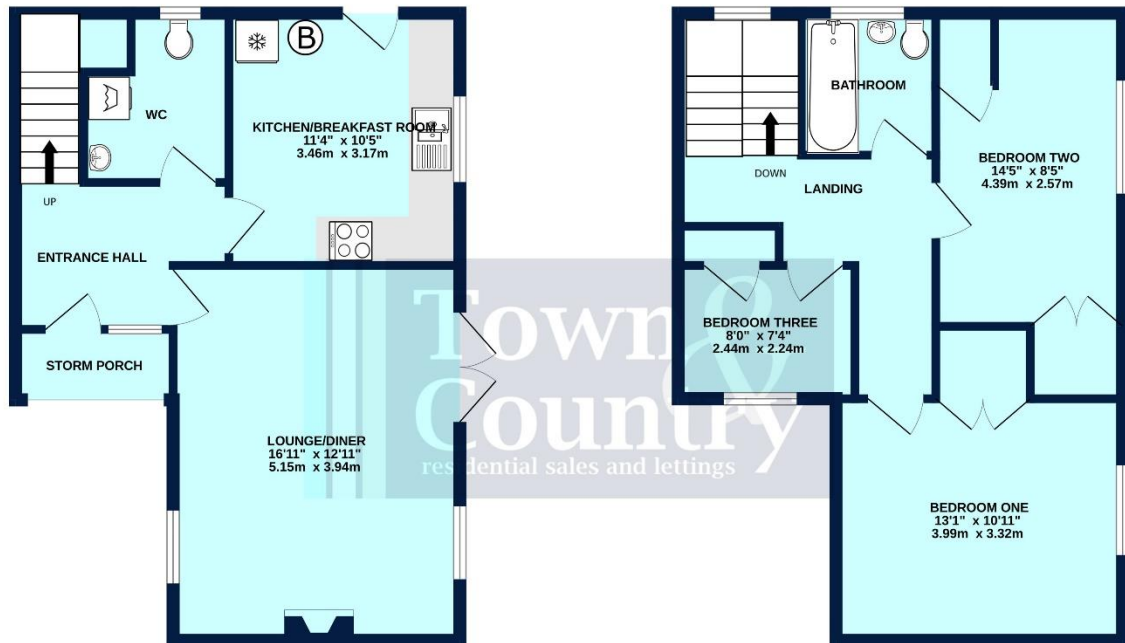
Detached brick built garage with up and over door.





GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.

1ST FLOOR
488 sq.ft. (45.3 sq.m.) approx.



CHANEY ROAD

TOTAL FLOOR AREA: 973 sq.ft. (90.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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