

**Henrietta Close
WIVENHOE
CO7 9HF
Offers in Excess of £90,000**





- IDEAL LOCATION
- STUDIO FLAT
- LOUNGE/BEDROOM
- FITTED KITCHEN
- SHOWER ROOM

- STORAGE SPACE
- COMMUNAL GARDEN
- PARKING AREA
- CLOSE TO LOCAL SHOPS AND BUSES
- OFFERED WITH NO CHAIN

** STUDIO FLAT **

This property is located in the desirable location of "Upper Wivenhoe" which is ideal for a single person attending the University. Ideal Investment opportunity.

The accommodation comprises of a lounge which also houses bed in the wall cupboard, fitted kitchen and shower room. There is also good storage space.

Externally the property offers communal garden and parking area.

Offered with No Chain.



The accommodation with approximate room sizes are as follows:

LOUNGE/BEDROOM

14' 7" x 8' 8" (4.44m x 2.64m)

Window to front, laminate flooring, centre light, electric heater, fold down bed in cupboard.

KITCHEN

8' 7" x 5' 10" (2.61m x 1.78m)

Window to front, laminate flooring, centre light. Range of wall and base units incorporating electric hob, washing machine, fridge/freezer, microwave, stainless steel sink/drainer.

SHOWER ROOM

8' 6" x 4' 0" (2.59m x 1.22m)

Tiled flooring, centre light. Vanity unit incorporating toilet, shower cubicle with electric shower, partially tiled walls.

DRESSING ROOM

6' 7" x 3' 11" (2.01m x 1.19m)

Carpet flooring, centre light, fitted wardrobe.

EXTERIOR

Off road car parking, communal garden which is enclosed mostly by brick wall, washing drying area.

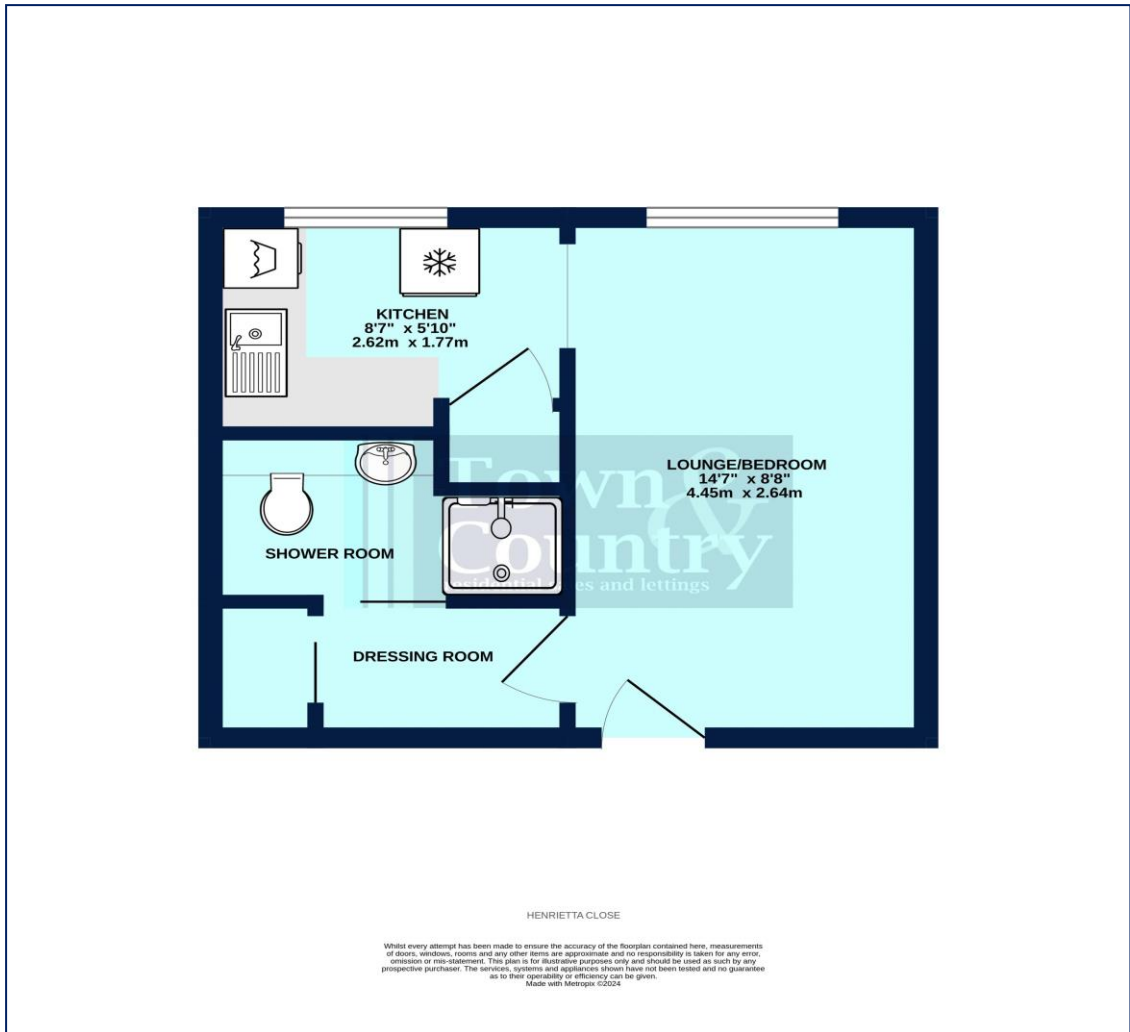
AGENT'S NOTES

We recommend this property to cash buyers only.

Should a mortgage be required please call the branch for further information.

The Vendor has informed us that the studio is also sold with sofa, desk and tables.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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