

**Chaney Road, Wivenhoe  
CO7 9RR  
£370,000 Freehold**

**Town & Country**  
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288  
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- **FOUR DOUBLE BEDROOMS**
- **DETACHED HOUSE**
- **CLOSE TO BROOMGROVE**
- **SCHOOL/STATION/UNIVERSITY OF ESSEX**
- **28FT RECEPTION ROOM**
- **GARAGE AND OFF STREET PARKING**
- **DOUBLE GLAZING & GAS CENTRAL HEATING**
- **WALKING DISTANCE TO TRAIN STATION**
- **SEPARATE STUDY/DINING ROOM**
- **NO CHAIN**

#### DELIGHTFUL DETACHED PROPERTY IN WIVENHOE WITH NO CHAIN

Decorated with a neutral palette, the home is ready for new owners to stamp their unique style on it. The property boasts four generously proportioned double bedrooms, each bathed in an abundance of natural light, creating an airy and tranquil ambience.

For social and family gatherings, the home offers two reception rooms. The reception room is a true delight with its serene garden view and direct access to the outdoor space, allowing seamless indoor-outdoor living. The separate dining room/study offers a peaceful retreat with an outlook over the garden.

The garage provides secure parking or additional storage space. The expansive garden is a green haven for those who love the outdoors and entertaining in the warmer months. Situated in a location that boasts excellent public transport links and nearby schools, this property is ideally suited to families.

The new owners will appreciate the convenience of being able to travel easily and have schools within a close proximity. This home is a perfect blend of comfort, convenience, and potential.





The accommodation with approximate room sizes are as follows:

#### **ENTRANCE HALL**

Entrance door, cupboard housing boiler, centre light. Opening to Inner Hall.

#### **INNER HALL**

Centre light, radiator, stairs to first floor landing. Door to lounge.

#### **LOUNGE**

28' 1" x 9' 9" max (8.55m x 2.97m)

Sliding patio doors to garden, carpet flooring, wall lights, three radiators, double glazed window to front.

#### **DINING/STUDY ROOM**

8' 9" x 7' 5" (2.66m x 2.26m)

Carpet flooring, centre light, radiator, double glazed window to rear.

#### **KITCHEN**

14' 8" x 7' 5" (4.47m x 2.26m)

Range of base, drawers and eye level units. Work surface inset stainless steel sink and drainer. Gas cooker, plumbing for washing machine. Window to side, tiled flooring, centre light, radiator. French doors leading to rear garden.

#### **CLOAKROOM**

Low level WC and wash hand basin. Window to side, tiled flooring.

#### **FIRST FLOOR LANDING**

Doors to:



### **PRINCIPAL BEDROOM**

18' 3" x 8' 5" (5.56m x 2.56m)

Window to front and rear, centre light, carpet flooring, two radiators.

### **BEDROOM TWO**

8' 10" x 8' 5" (2.69m x 2.56m)

Window to rear, carpet flooring, centre light, radiator.

### **BEDROOM THREE**

8' 11" x 8' 5" (2.72m x 2.56m)

Window to rear, carpet flooring, centre light, radiator.

### **BEDROOM FOUR**

8' 10" x 8' 3" (2.69m x 2.51m)

Window to front, carpet flooring, radiator.

### **FAMILY SHOWER ROOM**

6' 4" x 6' 0" (1.93m x 1.83m)

Suite comprising of separate shower cubicle with power shower, low level WC and wash hand basin. Obscure window to side, tiled flooring, centre light.

### **EXTERIOR**

#### **FRONT**

Driveway providing off street parking and leading to garage and entrance door. Lawn area with tree and enclosed by dwarf brick wall. Integral garage. Access to rear garden via both sides.

#### **REAR**

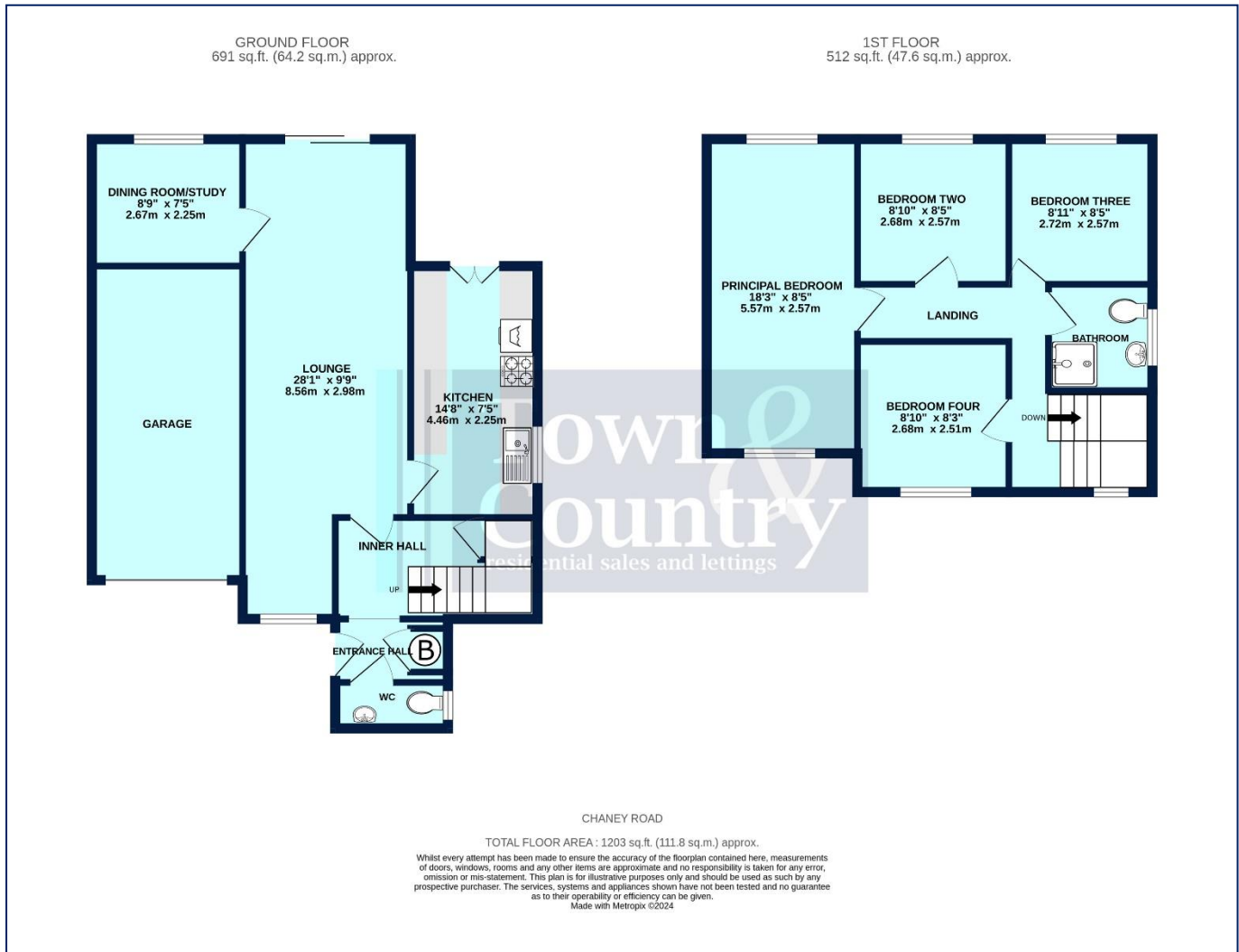
Commencing with paved patio with remainder laid to lawn, enclosed by fencing.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artist's

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