

**Spring Chase, Wivenhoe  
CO7 9QP  
£325,000 Freehold**

**Town & Country**  
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288  
[www.townandcountryresidential.co.uk](http://www.townandcountryresidential.co.uk)**





- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- SPACIOUS KITCHEN/DINER
- LARGE LOUNGE
- FAMILY BATHROOM

- GAS CENTRAL HEATING & DOUBLE GLAZED
- GARDEN with PATIO & SUMMERHOUSE
- OFF ROAD PARKING
- BROOME GROVE CATHCMENT AREA
- WALKING DISTANCE TO TRAIN STATION & SHOPS

**\*\* IDEAL FAMILY HOME \*\***

This three bedroom, semi-detached house is located in the sought after Broome Grove school catchment area, within walking distance to the train station, shops and parks.

The ground floor features a spacious kitchen/diner, large lounge with direct access to the patio/garden. To the first floor, you will find the three bedrooms and family bathroom.

Outside to the front, there is off road parking for a number of vehicles, to the rear, the multi-level garden features a patio which you then step up onto the lawn which leads to the summer house at the rear.



The accommodation with approximate room sizes are as follows:

#### **ENTRANCE HALL**

uPVC partially glazed front door, laminate flooring, centre light, radiator, under-stairs storage cupboard.

#### **KITCHEN**

9' 10" x 8' 4" (2.99m x 2.54m)

Window to front aspect, tiled flooring, centre light. Range of shaker style wall and base units with contrasting wood effect worktop, inset butler sink, integrated electric oven and hob with extractor over, washing machine, fridge/freezer and a larder. Leading through to:

#### **DINING ROOM**

16' 0" x 7' 3" (4.87m x 2.21m)

Window to front aspect, laminate flooring, inset spot lights with an additional centre light, radiator.

#### **LOUNGE**

17' 10" x 11' 7" (5.43m x 3.53m)

French doors and window to rear aspect, laminate flooring, two centre lights, radiator.

#### **FIRST FLOOR LANDING**

Doors to:

#### **BEDROOM ONE**

11' 6" x 11' 1" (3.50m x 3.38m)

Window to rear aspect, carpet flooring, centre light, radiator, double fitted robes.



## **BEDROOM TWO**

12' 1" x 8' 4" (3.68m x 2.54m)

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

## **BEDROOM THREE**

11' 6" x 6' 4" (3.50m x 1.93m)

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

## **FAMILY BATHROOM**

8' 3" x 5' 5" (2.51m x 1.65m)

Window to front aspect, tiled flooring, centre light. "P" shaped panelled bath with electric shower over, low level WC, vanity unit, heated towel rail, fully tiled walls.

## **EXTERIOR**

### **FRONT**

Driveway with off-road parking for a number of vehicles, laid to lawn, access to rear.

### **REAR**

Patio, landscaped lawn with summer house.

## **AGENT'S NOTES**

The seller has informed us that there is an electric vehicle charger at the front of the property.

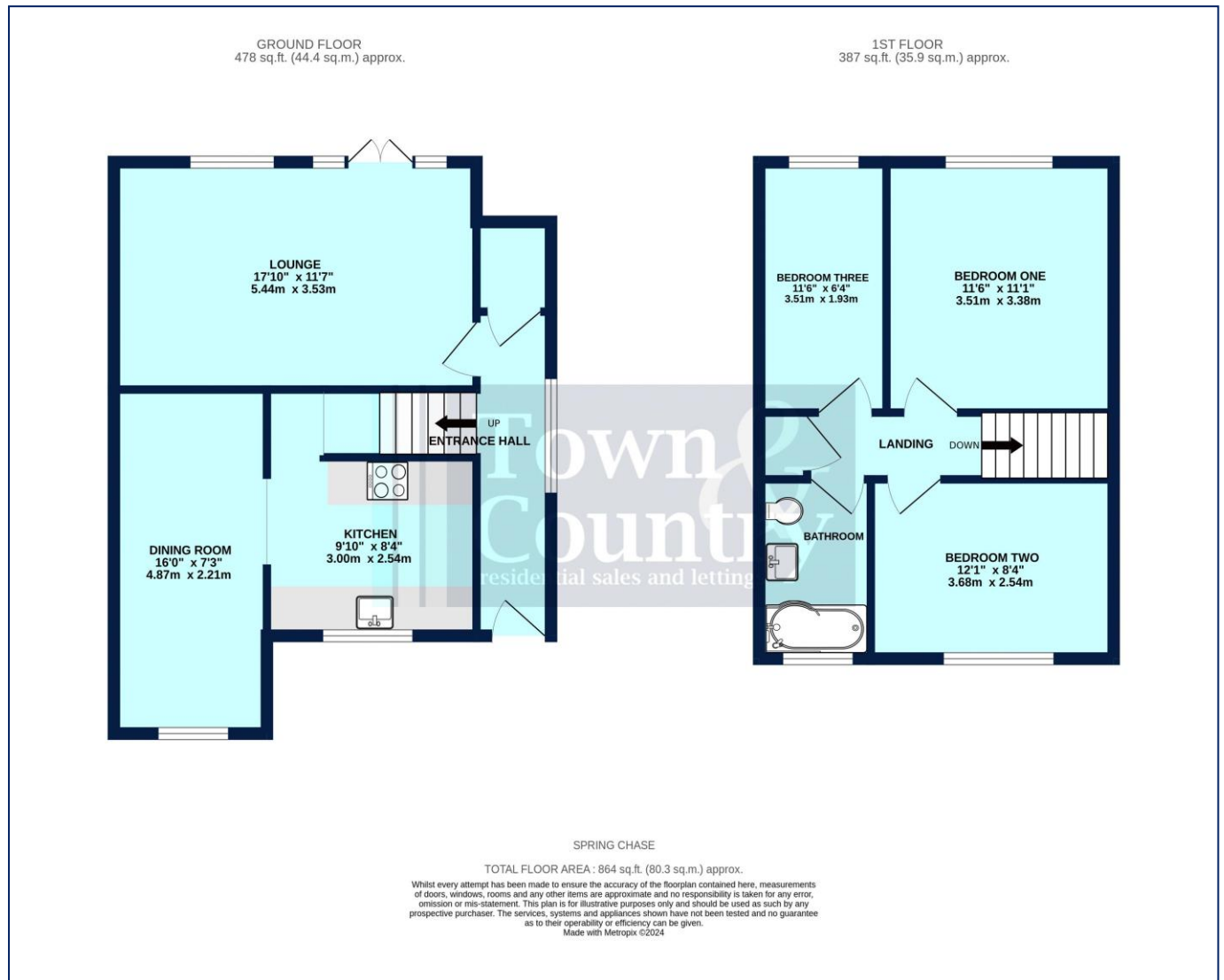








Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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