

**Rectory Road, Wivenhoe
CO7 9ES
£380,000 Freehold**

Town & Country
residential sales and lettings



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- DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- GOOD SIZE PLOT
- LOUNGE & KITCHEN
- MATURE GARDEN
- OFF ROAD PARKING
- DETACHED GARAGE & BOAT STORE
- HUGE POTENTIAL
- CENTRAL WIVENHOE LOCATION
- NO ONWARD CHAIN

*****HUGE POTENTIAL *****

Individually designed two bedroom detached bungalow with loft room plus detached garage and large brick built boat store with roller shutters.

Requiring updating, the property sits on a good sized plot with mature garden, in an excellent central location in Wivenhoe.

Accommodation includes two double bedrooms, lounge, kitchen and bathroom plus a loft room with toilet and sink.

The property benefits from being set back from the road with plenty of off road parking along with a garage plus a 20ft x 16ft boat store.

A FABULOUS OPPORTUNITY WITH NO ONWARD CHAIN



The accommodation with approximate room sizes are as follows:

ENTRANCE PORCH

Entrance door, door to hallway.

HALLWAY

Built in storage cupboards. Doors to:

LOUNGE

15' 3" x 13' 4" (4.64m x 4.06m)

Bay window to front aspect, window to side aspect, carpet flooring, centre light. Feature fireplace, radiator.

KITCHEN

15' 7" x 9' 2" (4.75m x 2.79m)

Range of base and eye level units, worktop inset stainless steel sink and drainer unit. Space for washing machine, fridge and freezer, space for cooker. Wall mounted boiler. Door to side, window to rear aspect. Stairs leading to loft room.

BEDROOM ONE

12' 10" x 10' 8" (3.91m x 3.25m)

Large window to front aspect, carpet flooring, centre light. Built in storage cupboard, two fitted wardrobes, radiator.

BEDROOM TWO

13' 5" x 9' 10" (4.09m x 2.99m)

Patio doors to rear aspect with metal shutter blinds, carpet flooring, centre light, radiator.



FAMILY BATHROOM

7' 6" x 6' 10" (2.28m x 2.08m)

Panelled bath, separate shower cubicle, low level WC and pedestal sink, heated towel rail. Two windows to rear aspect.

LOFT ROOM

12' 7" x 10' 6" (3.83m x 3.20m)

Low level WC and wash hand basin. Window to rear aspect, centre light, carpet flooring. Door to: Eves Storage.

EXTERIOR

FRONT

Driveway providing off street parking for numerous vehicles with remainder laid to lawn with mature trees and shrubs enclosed by dwarf brick wall. Access to garage, side access to rear garden and boat store.

REAR

Mature garden which is laid to lawn with an abundance of planting and shrubs.

BOAT STORE

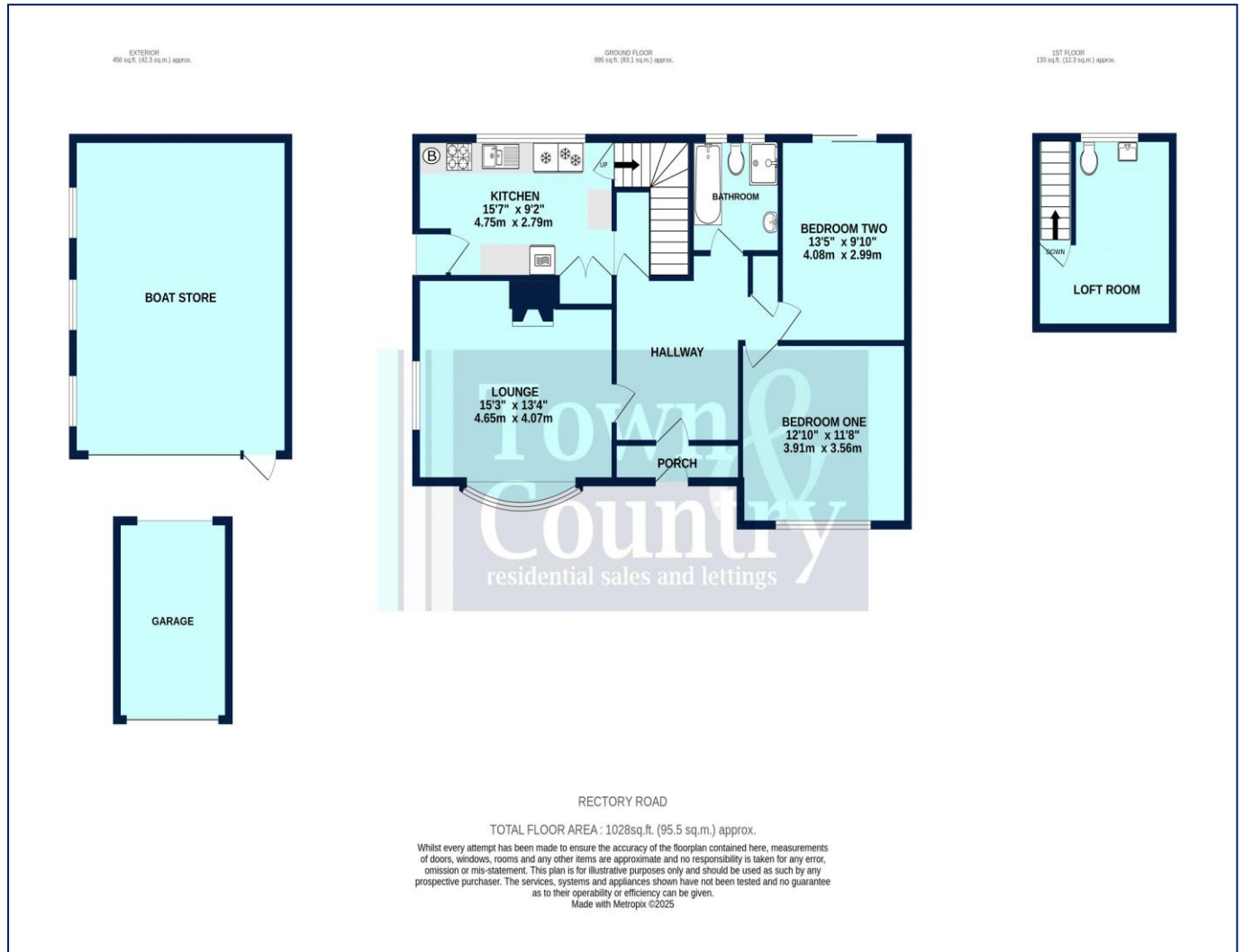
20' 9" x 16' 7" (6.32m x 5.05m)

Entrance door to front, roller shutters for access. Three windows to side aspect.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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