

**Heath Road, Wivenhoe
CO7 9PX
£325,000 Freehold**

Town & Country
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- **EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE**
- **FITTED KITCHEN**
- **LOUNGE WITH PATIO DOORS OVERLOOKING THE GARDEN**
- **OPEN PLAN DINING ROOM**
- **FAMILY SHOWER ROOM**
- **BEAUTIFUL SOUTH FACING REAR GARDEN**
- **PERFECT LOCATION FOR BROOMGROVE SCHOOL**
- **WALKING DISTANCE TO TRAIN STATION AND BUS ROUTES**
- **OFF ROAD PARKING**
- **POPULAR REQUESTED LOCATION FOR FAMILIES**

Welcome to this very well positioned three bedroom semi-detached family home with a super south facing garden.

Conveniently located within a few minutes walk to the popular Broomgrove Primary School, local shops and within easy reach of Essex University, the Quayside and Wivenhoe Town Train Station with links into London Liverpool Street.

Highlights include a wonderfully bright open plan lounge/dining room, kitchen, family shower room plus off road parking.

The lovingly cared for SOUTH FACING rear garden is of particular note.

If you're seeking a home with plenty of space for the family in a convenient but quite location, then a viewing is essential.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALLWAY

Stairs to first floor landing, under stairs cupboard, doors to:

KITCHEN

10' 1" x 10' 0" (3.07m x 3.05m)

Windows to front and side aspects. Comprehensive range of fitted units with stainless steel sink and drainer unit, 4 ring gas hob with extractor fan over, integrated double oven. Space for fridge/freezer and washing machine, door to side.

LOUNGE/DINER

24' 1" x 18' 0" (7.34m x 5.48m)

Wonderfully spacious room perfect for family life. Light flooding through the windows and patio doors leading to the south facing garden.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

12' 0" x 9' 0" (3.65m x 2.74m)

Window to rear aspect, fitted wardrobes, carpet flooring.

BEDROOM TWO

12' 0" x 8' 0" (3.65m x 2.44m)

Window to rear aspect, fitted wardrobes, carpet flooring.



BEDROOM THREE

10' 0" x 7' 0" (3.05m x 2.13m)

Window to front aspect, laminate flooring.

SHOWER ROOM

7' 0" x 7' 0" (2.13m x 2.13m)

Window to side aspect. Shower cubicle and vanity sink unit. Airing cupboard, heated towel rail.

WC

Low level WC, window to side aspect.

EXTERIOR

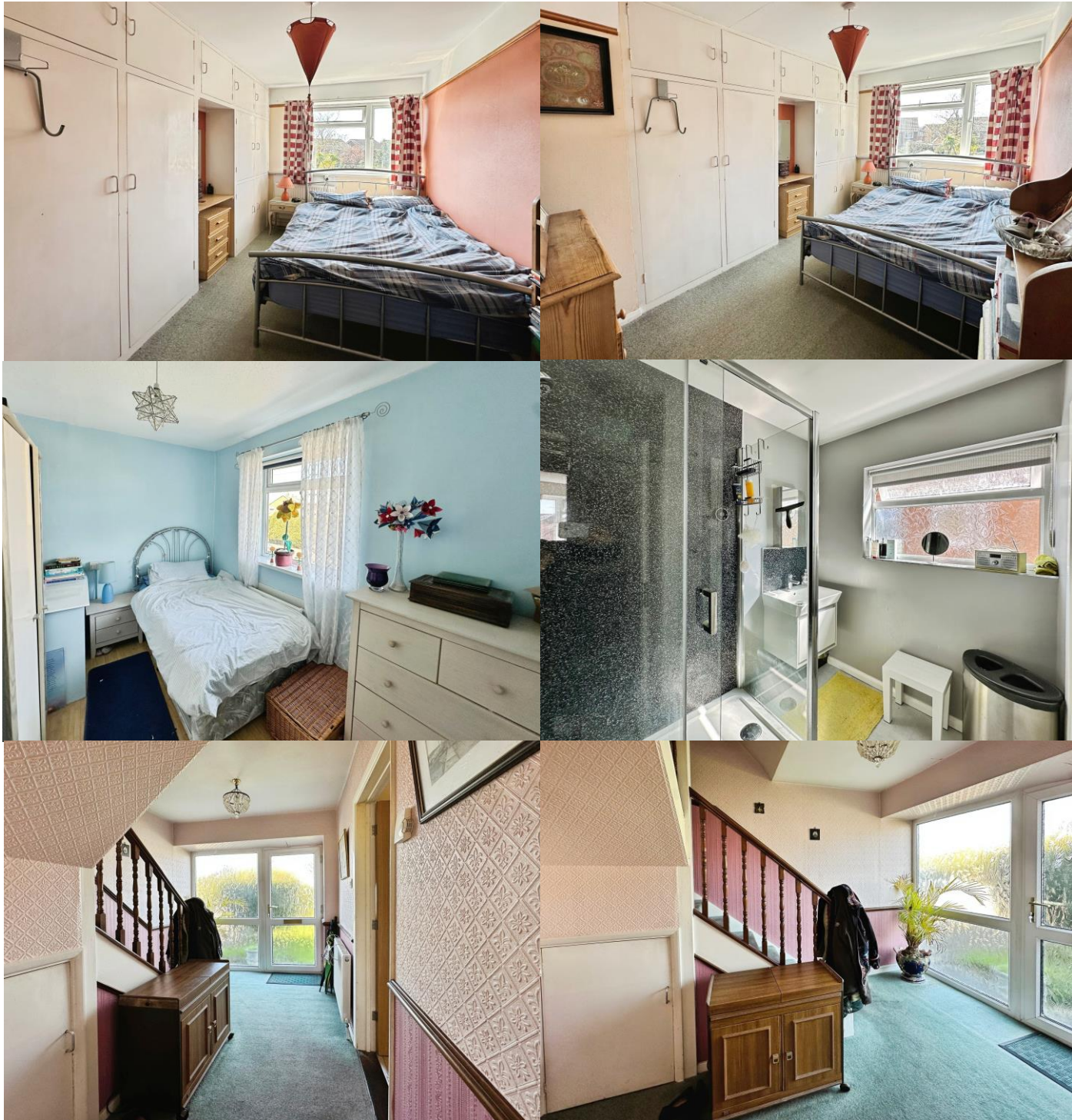
FRONT

Paved driveway providing off street parking and leading to entrance door.

REAR

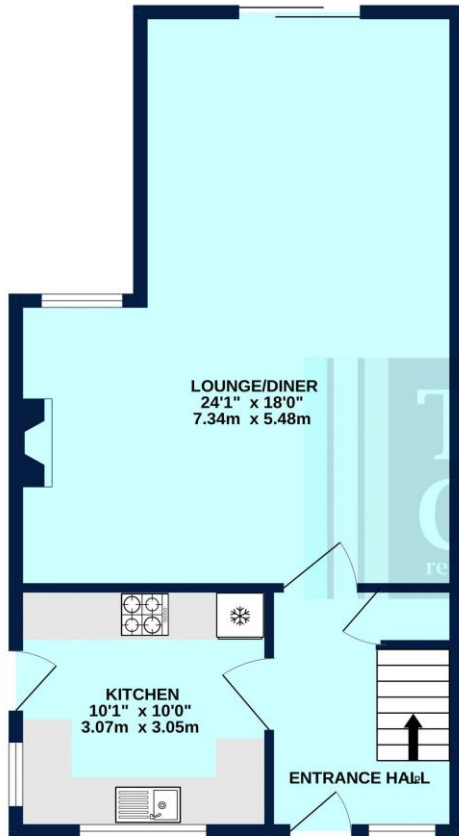
South facing rear garden commencing with large paved patio area with remainder being laid to lawn with mature planting, trees and shrubs. Timber shed.



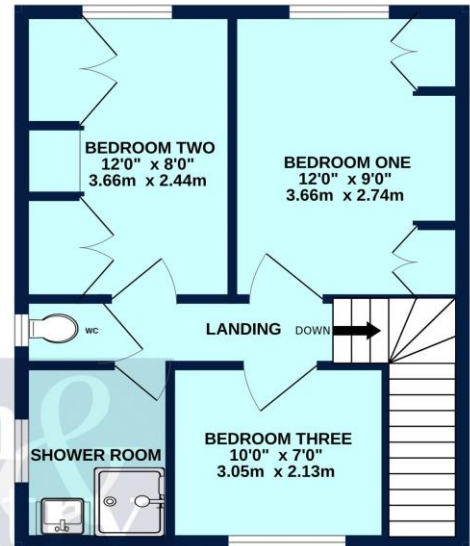




GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



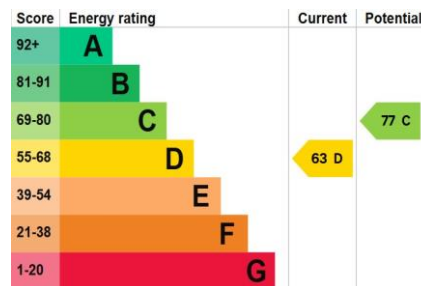
1ST FLOOR
399 sq.ft. (37.0 sq.m.) approx.



HEATH ROAD

TOTAL FLOOR AREA: 948 sq.ft. (88.1 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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