

**Manor Road, Wivenhoe  
CO7 9LL  
£285,000 Freehold**

**Town & Country**  
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- CHAIN FREE
- NON-ESTATE LOCATION
- THREE BEDROOMS
- GROUND FLOOR WC
- KITCHEN/DINER

- FAMILY BATHROOM
- DOUBLE GLAZING
- INTEGRAL GARAGE
- DRIVEWAY
- ACCESS TO SHOPS, WATERFRONT & STATION

**\*\* A THREE BEDROOM SEMI-DETACHED HOUSE IN THE FREQUENTLY REQUESTED WIVENHOE AREA\*\***

**CHAIN FREE**

A fabulous opportunity to purchase this well planned family home located in this established residential location close to local shops, waterfront and mainline railway station.

The property has been in the same family for circa 62 years but is now offered on the open market with No Onward Chain.

The residence has gas central heating, double glazing, ground floor WC and first floor family bathroom. The property requires a degree of modernisation and decoration, ideally suiting a buyer looking to stamp their own identity onto what would be a lovely home.

The accommodation is set out over two floors comprising of entrance hallway, ground floor WC, living room and kitchen/diner. The first floor offers three bedrooms and a family bathroom.

Outside there is a front garden with access to an integral garage and the rear garden extends to approx. 64ft.



The accommodation with approximate room sizes are as follows:

#### ENTRANCE HALLWAY

Double Glazed frosted entrance door, side panel. Stair flight to first floor landing, storage alcove under stairs. Wood laminate flooring, radiator. Internal door to garage.

#### LIVING ROOM

15' 0" x 10' 5" (4.57m x 3.17m)

Double glazed window to front elevation, double glazed borrow light window to side elevation, two radiators. Fireplace with inset combined gas coal effect fire and back boiler.

#### KITCHEN/DINER

12' 5" x 10' 5" (3.78m x 3.17m)

Double glazed window to rear elevation, double glazed frosted door to rear garden. One and a quarter bowl inset sink unit to work surface with cupboards under, a range of floor standing cupboards drawers and units with adjacent work tops, wall mounted matching units. Space for washing machine, space for tumble dryer, space for cooker, space for fridge/freezer. Tiled splash backs, radiator.

#### CLOAKROOM

7' 0" x 2' 11" (2.13m x 0.89m)

Double glazed frosted window to rear elevation, low level WC.



## **FIRST FLOOR LANDING**

Access to loft space, built-in double cloaks cupboard.

## **BEDROOM ONE**

11' 9" x 10' 6" (3.58m x 3.20m)

Double glazed window to front elevation, radiator.

## **BEDROOM TWO**

13' 4" x 6' 10" (4.06m x 2.08m)

Double glazed window to rear elevation, radiator.

## **BEDROOM THREE**

8' 8" x 8' 5" (2.64m x 2.56m)

Double glazed window front elevation, radiator. Built in-airing cupboard.

## **FAMILY BATHROOM**

7' 1" x 5' 6" (2.16m x 1.68m)

Double glazed frosted window to rear elevation. Low level WC, pedestal wash hand basin and panel bath with mixer tap shower. Radiator.

## **FRONT GARDEN**

Laid mainly to lawn behind a brick wall with driveway to garage and path leading to entrance door.

## **REAR GARDEN**

Storage room built in to the rear elevation of the house with power and lighting connected. The main garden extends to approx. 64ft, paved patio area, lawned area, further patio to the rear of the plot. Storage shed (9'10 x 7'2).

## **INTEGRAL GARAGE**

Wooden up and over door, (remote opening), personal door to hallway, power/lighting.





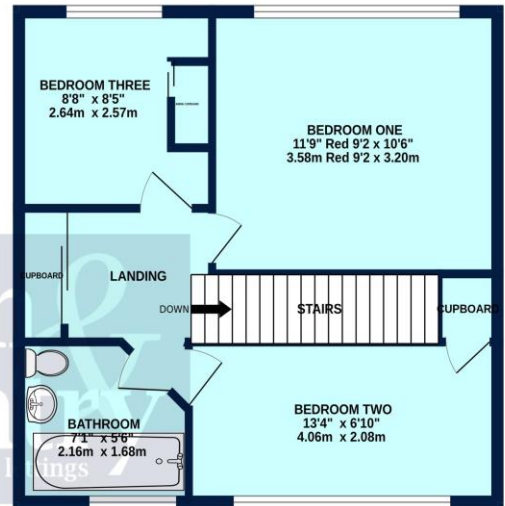




GROUND FLOOR



1ST FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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