

For Sale

£270,000 Freehold



Vanessa Drive Wivenhoe Colchester CO7 9PB

No onward chain. A three-bedroom home in the sought-after town of Wivenhoe, featuring a spacious lounge, fitted kitchen, additional reception room, private rear garden, garage, and ample off-road parking.

- Energy Rating: D
- NO ONWARD CHAIN
- THREE BEDROOM HOME
- SOUGHT-AFTER WIVENHOE LOCATION
- SPACIOUS LOUNGE

Property Details

Entrance Hall

Living Room 12' 10" x 20' (3.91m x 6.10m)

Kitchen 8' x 9' 1" (2.44m x 2.77m)

Dining Room 7' 7" x 8' 8" (2.31m x 2.64m)

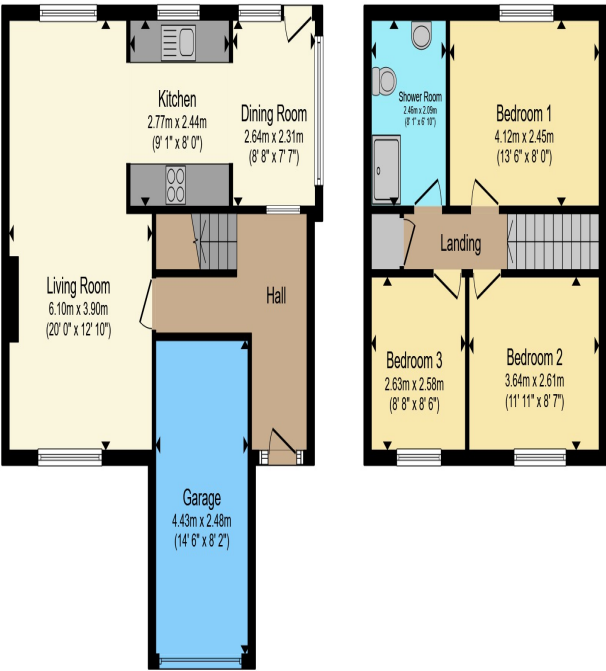
First Floor

Bedroom Three 8' 6" x 8' 8" (2.59m x 2.64m)

Bedroom Two 8' 7" x 11' 11" (2.62m x 3.63m)

Shower Room

Bedroom One 8' x 13' 6" (2.44m x 4.11m)



Ground Floor

First Floor

Total floor area 97.7 m² (1,052 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.



To view this property please contact Connells on

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COLCHESTER CO1 1DA

Property Ref: CCH308953 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: C

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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