

**Chaney Road, Wivenhoe
CO7 9RS
Offers in Excess of £300,000 Freehold**

Town & Country
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- **THREE BEDROOM HOUSE**
- **IDEAL LOCATION**
- **LOUNGE/DINER**
- **FITTED KITCHEN**
- **SEPARATE UTILITY ROOM**
- **TWO DOUBLE BEDROOMS**
- **LARGE SINGLE BEDROOM**
- **FAMILY BATHROOM**
- **GARAGE**
- **NO CHAIN**

**** THREE BEDROOM FAMILY HOME ****

We are delighted to offer this ideally situated three bedroom, link-detached house.

The property is located just a short walk from Broomgrove School as well as the train station and University.

There are three bedrooms (two doubles and a good single), a large lounge/diner, spacious fitted kitchen with separate utility room and a family bathroom.

The property benefits from gas central heating and double glazing. To the rear there is a patio area and a garden with side access from the side, off street parking and a garage.

**** NO CHAIN ****



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Entrance door, stairs leading to First Floor Landing.

LOUNGE/DINER

19' 6" x 14' 11" (5.94m x 4.54m)

Windows to front and rear aspects, carpet flooring radiator, centre light, decorative fireplace.

KITCHEN/BREAKFAST ROOM

14' 8" x 9' 5" (4.47m x 2.87m)

Fitted kitchen comprising fitted wall and base units, stainless steel 1.5 bowl sink and drainer, gas cooker, centre light. Window to front aspect and door leading to the rear garden.

UTILITY ROOM

10' 8" x 5' 10" (3.25m x 1.78m)

Windows to front and rear aspects, centre light. Space for washing machine, dishwasher, tumble dryer, centre light.

CLOAKROOM

5' 5" x 3' 4" (1.65m x 1.02m)

Low level WC and vanity sink unit. Vinyl flooring, centre light.



FIRST FLOOR LANDING

Window to front aspect, two cupboards. Doors to:

BEDROOM ONE

14' 9" x 9' 7" (4.49m x 2.92m)

Windows to front and rear aspects, carpet flooring, radiator, centre light.

BEDROOM TWO

9' 6" x 9' 1" (2.89m x 2.77m)

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

BEDROOM THREE

9' 7" x 8' 7" (2.92m x 2.61m)

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

FAMILY BATHROOM

6' 9" x 5' 8" (2.06m x 1.73m)

Obscured window to front aspect, centre light. Low level WC, pedestal wash hand basin and panelled bath with electric shower and shower screen, partially tiled walls, radiator.

EXTERIOR

FRONT

Car parking space to the side and front, garage, side access to rear.

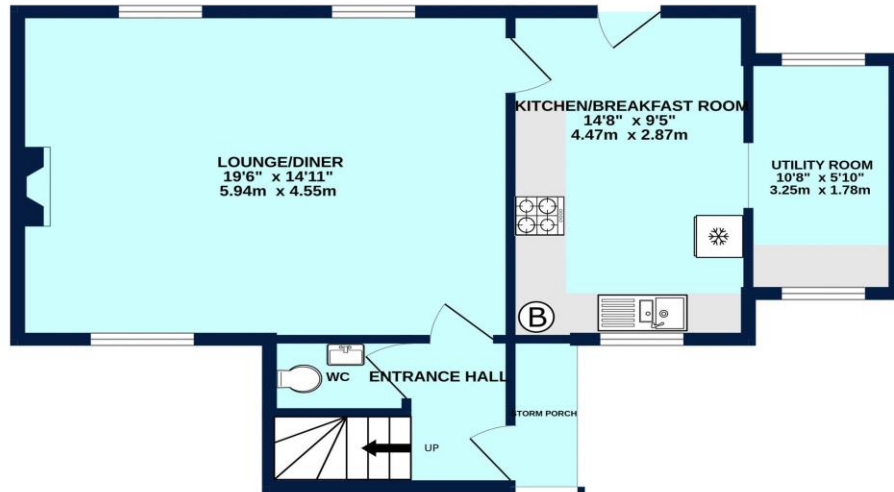
REAR

Laid to lawn with a patio area.

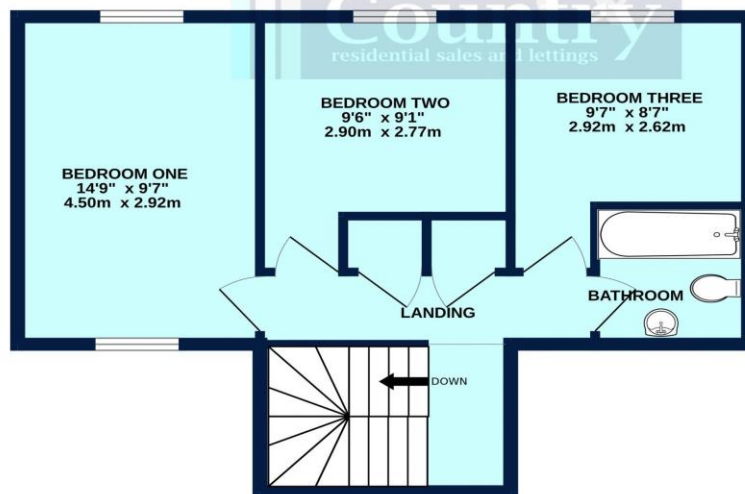


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
572 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.2 sq.m.) approx.



SARAN COURT

TOTAL FLOOR AREA : 1069 sq.ft. (99.3 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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