

**Caroline Close, Wivenhoe
CO7 9SD
£240,000 Freehold**

Town & Country
residential sales and lettings



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- FACING GREENSWARD
- SEMI-DETACHED BUNGALOW
- NO CHAIN
- TWO DOUBLE BEDROOMS WITH WARDROBE CUPBOARDS
- MODERN FITTED KITCHEN & SHOWER ROOM
- GAS CENTRAL HEATING & DOUBLE GLAZING
- OFF ROAD PARKING
- GARAGE
- CLOSE TO LOCAL SHOPPING PARADE
- ENTRANCE PORCH/LOBBY

****CHAIN FREE: A BRILLIANT OPPORTUNITY TO ACQUIRE THIS TWO DOUBLE BEDROOMED SEMI-DETACHED BUNGALOW NESTLED IN THIS LOVELY POSITION OVERLOOKING A SMALL GREENSWARD****

Offered with vacant possession, this well planned property is located in the frequently requested and well reputed town of Wivenhoe.

Just a short walk to a local shopping parade and onwards to shops, restaurants, waterfront and a mainline railway station with just a short hop to Colchester and onwards along the A12 corridor to London's Liverpool Street Station.

Modern features like double glazing and gas central heating have been added along with a modern kitchen and shower room.

Easy to maintain gardens exist both to front and rear elevation along with a garage and driveway providing off road parking.



The accommodation with approximate room sizes are as follows:

ENTRANCE LOBBY

4' 8" x 2' 11" (1.42m x 0.89m)

UPVC entrance door, porthole style window to one elevation, radiator.

LIVING ROOM

14' 3" x 11' 10" (4.34m x 3.60m)

Double glazed window to front and side elevations, radiator.

INNER HALL

Built-in airing cupboard.

KITCHEN

11' 6" x 7' 4" (3.50m x 2.23m)

Double glazed window to rear garden, wall mounted gas boiler. Stainless steel single drainer sink unit inset to work tops with cupboards under and wall mounted matching cupboards. Space for washing machine and space for freezer. Stainless steel filter hood over a four ring hob, built in electric oven into tall standing unit. Tiled flooring, double glazed door to side elevation.



BEDROOM ONE

13' 4" x 9' 2" (4.06m x 2.79m)

Double glazed window to front elevation, fitted wardrobe cupboards, radiator.

BEDROOM TWO

9' 3" x 7' 11" (2.82m x 2.41m)

Double glazed window to rear elevation, built-in wardrobe cupboards, radiator.

SHOWER ROOM

6' 5" x 6' 3" (1.95m x 1.90m)

Double glazed frosted window to rear elevation, radiator. Low level WC, wash hand basin with vanity cupboard under and double shower unit with shower screen. Drop light switch, wood laminate flooring.

FRONT GARDEN

Open plan overlooking greensward, flower beds, side access.

REAR GARDEN

Paved patio area, stones and shingle for easy maintenance. Flower beds and shrubs. Side access with further storage area, side gate to front.

GARAGE

16' 11" x 8' 9" (5.15m x 2.66m)

Brick built with up and over door, driveway access with parking.

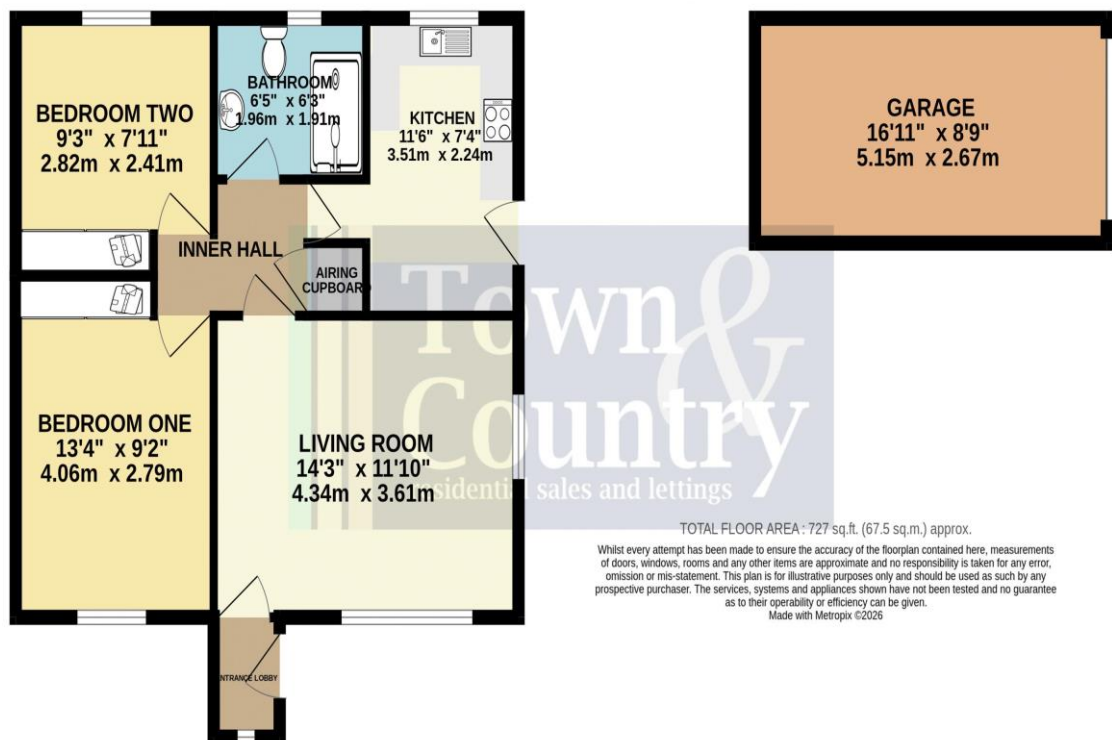






Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR 727 sq.ft. (67.5 sq.m.) approx.



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