

**Caroline Close, Wivenhoe
CO7 9SD
Guide Price £315,000-£320,000
Freehold**

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- MODERNISED TO AN EXCELLENT STANDARD
- DETACHED BUNGALOW
- REFURBISHED KITCHEN
- RE-DECORATION AND NEW FLOORING
- GARDEN ROOM/CONSERVATORY
- NEW GAS BOILER
- ACCESS TO SHOPS, WATERFRONT AND MAINLINE STATION
- CLOSE TO A LOCAL SHOPPING PARADE
- GARAGE
- DRIVEWAY

**** A WELL PRESENTED PRISTINE DETACHED BUNGALOW LOCATED IN WELL RENOWNED WIVENHOE****

This fabulous property has been lovingly modernised and refurbished by the present owner to a high standard.

The interior has been re-designed with a larger kitchen and cosy living room. The original kitchen has been refurbished and now leads to a garden room/conservatory overlooking the rear garden. The bathroom has also been improved along with immaculate tasteful decoration and new floor coverings.

The residence is close to a parade of shops but also has access to more facilities including the waterfront and the all important mainline railway station.

An appointment to view should be made at your earliest convenience to avoid genuine disappointment.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALLWAY

Double glazed entrance door. Wood laminate flooring, radiator. Access to loft space (loft ladder, boarding, new boiler and power).

LIVING ROOM

16' 2" x 10' 5" (4.92m x 3.17m)

Double glazed Box bow window to front elevation, wood laminate flooring, radiator.

KITCHEN/DINER

16' 2" x 10' 5" (4.92m x 3.17m)

Recessed lighting, radiator, double glazed window to garden room. One and a quarter bowl inset sink unit to work top with cupboards under, range of floor standing cupboards, drawers and units with adjacent work tops, wall mounted matching cupboards. Space for washing machine, space for fridge, space for dishwasher. Inset four ring hob, inset electric oven and microwave unit to tall standing unit, integrated fridge/freezer. Wood laminate flooring and access to:

GARDEN ROOM/CONSERVATORY

14' 4" x 8' 10" (4.37m x 2.69m)

Vaulted Upvc ceiling, double glazed to two elevations, double glazed French doors to garden. Wood laminate flooring, radiator.



BEDROOM ONE

11' 7" x 10' 7" (3.53m x 3.22m)

Double window to front elevation, radiator.

BEDROOM TWO

8' 7" x 8' 6" (2.61m x 2.59m)

Double glazed window to rear elevation, radiator.

BATHROOM

6' 0" x 5' 6" (1.83m x 1.68m)

Double glazed frosted window to rear elevation. Low level WC, pedestal wash hand basin with mixer tap and vanity cupboards under, panel bath with mixer tap, shower unit to wall over bath area. Tile effect wooden flooring.

FRONT GARDEN

Laid mainly to lawn behind a brick boundary wall. Concrete driveway.

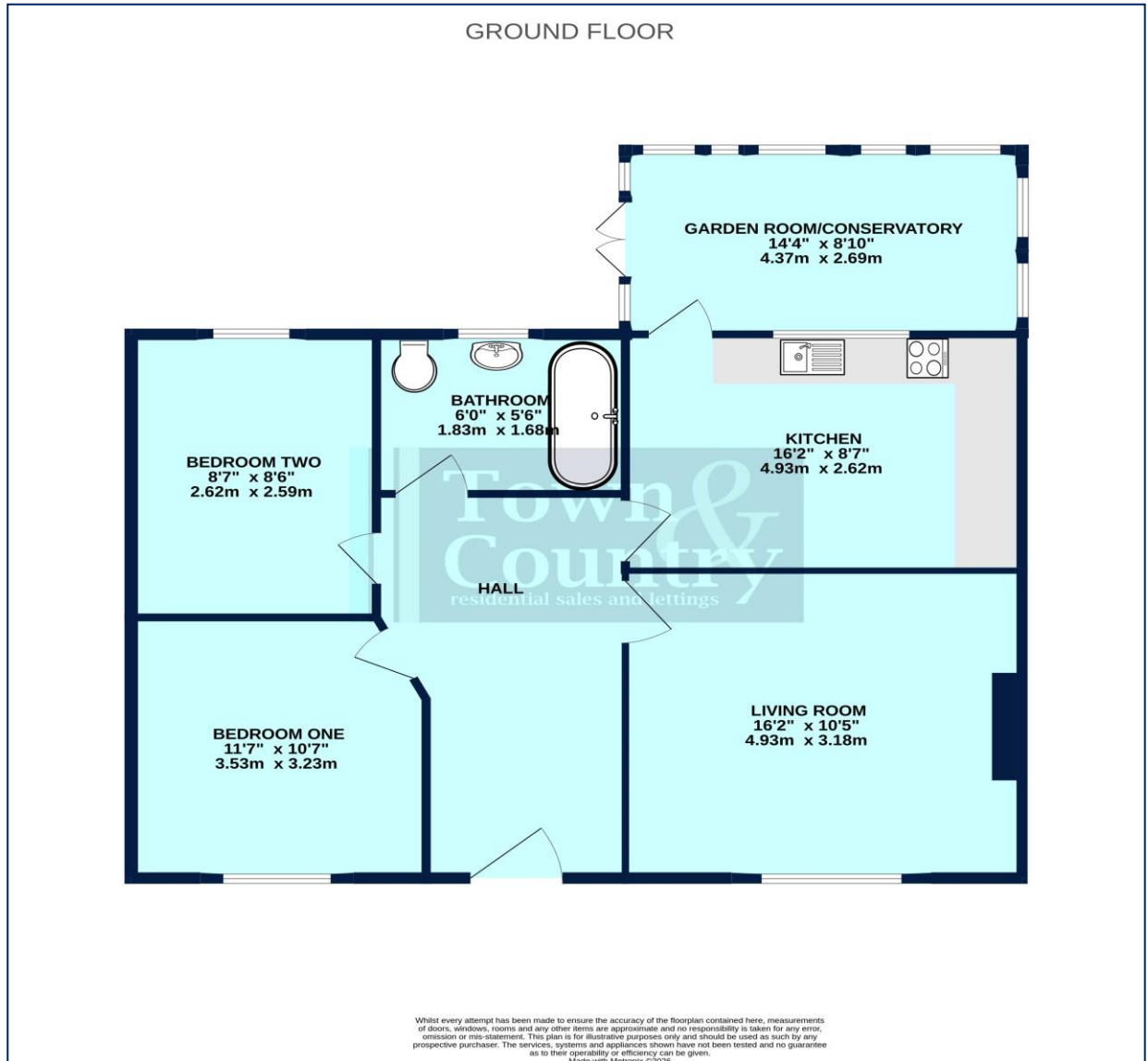
REAR GARDEN

Paved patio area, laid mainly to lawn further patio area and side pedestrian access.

GARAGE

Detached brick garage with up and over door and personal door to garden, power and lighting connected.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artist's impression or plans of the property.