

**Chaney Road, Wivenhoe
CO7 9QZ
Offers in Excess of £315,000 Freehold**

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- WIVENHOE LOCATION
- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- 22'2" LOUNGE/DINER
- MODERN WELL APPOINTED FITTED KITCHEN
- DOUBLE GLAZING
- GAS TO RADIATOR HEATING
- GARAGE
- DRIVEWAY
- ACCESS TO SHOPS, SCHOOLING, WATERFRONT & STATION

**** A DELIGHTFUL AND WELL PRESENTED THREE BEDROOM FAMILY HOME LOCATED IN HIGHLY REGARDED WIVENHOE ****

This lovely property has all the features needed for the modern family and is close to highly reputable schooling, shops, beautiful Quayside and the all important Wivenhoe railway station just a short hop to Colchester and onwards to Liverpool Street Station.

The accommodation is set out over two floors with the ground floor consisting of entrance lobby, cloakroom, 'L' shaped lounge/diner and fitted modern kitchen.

The first floor leads from the landing and has three bedrooms and a family bathroom.

Outside there is ample off road parking, access to a garage and good sized rear garden.

An opportunity to view shouldn't be missed.



The accommodation with approximate room sizes are as follows:

ENTRANCE LOBBY

5' 4" x 3' 7" (1.62m x 1.09m)

Double glazed frosted entrance door, tiled flooring, radiator.

LOUNGE/DINER

22' 2" x 17' 3" (6.75m x 5.25m)

Two double glazed windows to rear elevation, double glazed door and matching side panel to garden. Stair flight to first floor landing, storage cupboard downstairs. Amtico flooring, two radiators.

KITCHEN

10' 0" x 8' 11" (3.05m x 2.72m)

Recessed lighting, double glazed window to front elevation. Single bowl drainer/sink unit inset to work surface with mixer tap and cupboards under. Range of floor standing cupboards drawers and units with adjacent work tops. Wall mounted matching cupboards, glazed display cabinet, courtesy under unit lighting. Stainless steel filter hood over cooker/oven area. Integrated dishwasher, tall standing storage cupboard, space for fridge/freezer. Wood laminate flooring.

CLOAKROOM

5' 4" x 2' 7" (1.62m x 0.79m)

Double glazed frosted window to front elevation. Low level WC and wash hand basin with mixer tap, tiled splash backs, vanity cupboard under. Tiled flooring, radiator.

BEDROOM ONE

11' 6" x 10' 3" (3.50m x 3.12m)

Double glazed window to front elevation, radiator



FIRST FLOOR LANDING

Access to loft space with loft ladder, built-in airing cupboard. Double glazed window to side elevation.

BEDROOM TWO

11' 10" x 6' 10" (3.60m x 2.08m)

Double glazed window to rear elevation, radiator.

BEDROOM THREE

8' 8" x 6' 5" (2.64m x 1.95m)

Double glazed window to rear elevation, built-in storage cupboard, radiator.

BATHROOM

6' 8" x 5' 8" (2.03m x 1.73m)

Recessed lighting, double glazed window to front elevation, drop light switch. Low level WC, pedestal wash hand basin with mixer tap and panel bath with hand grips and mixer tap, shower unit to wall over bath and tiled splash backs. Heated towel radiator.

FRONT GARDEN

Open plan, slate chippings, concrete driveway with parking for two vehicles and access to garage.

GARAGE

16' 7" x 9' 0" (5.05m x 2.74m)

Up and over door, wall mounted gas fired boiler. Single drainer sink unit inset to work top with cupboards under. Space for washing machine and double glazed personal door to garden.

REAR GARDEN

Block paved patio areas continuing to the rear of the garage. Laid mainly to lawn, flower beds and borders. Further rear patio and timber shed. Side access.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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