



**Milford Close, Wivenhoe, Colchester, CO7 9RF**

**welcome to**

**Milford Close, Wivenhoe, Colchester**

This well-located home offers excellent access to local amenities, schools, Wivenhoe railway station, and Colchester town centre. Ideal for a range of buyers, the property benefits from a popular residential setting with strong commuter links and village charm. Early viewing recommended.



### Entrance Hall

UPVC front door, radiator, loft access.

### Lounge

16' 0" x 14' 2" 0 ( 4.88m 0 x 4.32m 0 )  
Patio doors to rear, over looking the south facing garden, radiator.

### Kitchen/ Breakfast Room

17' 4" x 8' 3" ( 5.28m x 2.51m )  
Narrowing to 4'3 Window to rear and UPVC door.

### Bedroom One

13' 7" 0 x 10' 2" 0 ( 4.14m 0 x 3.10m 0 )  
Double glazed window to front, radiator, wardrobes.

Bedroom Two

### Bedroom Two

10' 5" x 9' 7" ( 3.17m x 2.92m )  
Double glazed window to front, radiator, fitted wardrobe.

### Bedroom Three/Dining Room

10' 4" x 8' 9" ( 3.15m x 2.67m )  
Double glazed window to front, radiator, storage.

### Family Bathroom

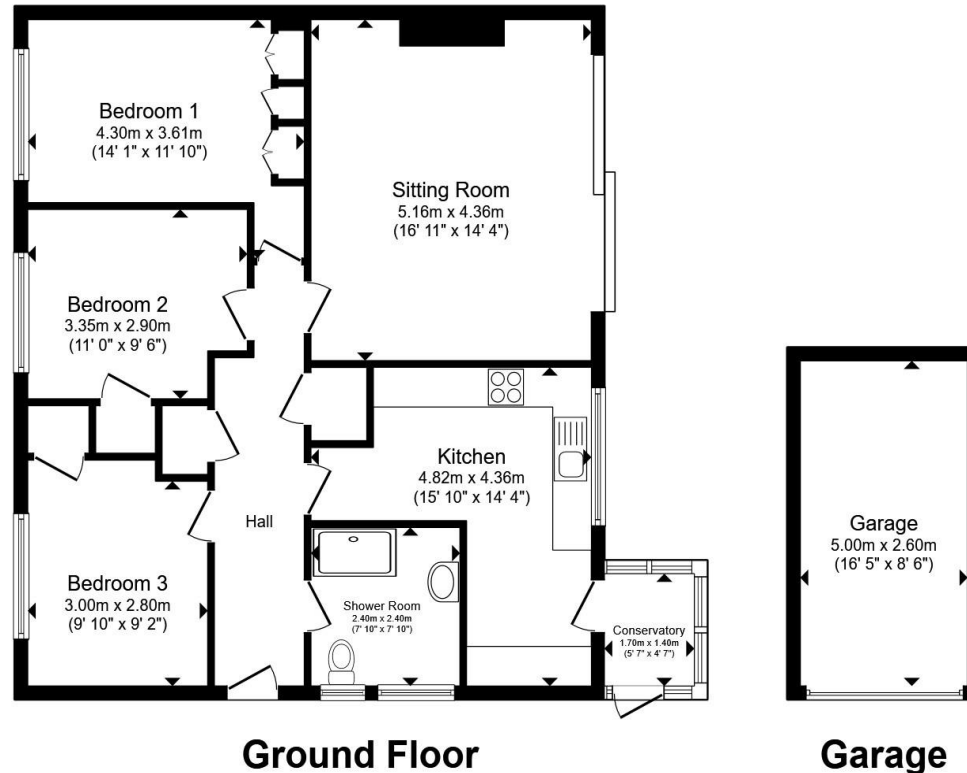
Double glazed obscure window to side, tiled floor, part tiled walls. shower, low level WC and vanity unit.

### Off Road Parking & Garage

Driveway positioned to the front of the garage. The garage has an up and over door with power.

### Rear Garden

A low maintenance rear garden laid to patio and artificial grass, side access to the driveway.



Total floor area 103.8 m<sup>2</sup> (1,117 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. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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## Milford Close, Wivenhoe Colchester

- DETACHED BUNGALOW
- DRIVEWAY AND GARAGE
- SPACIOUS BEDROOMS
- DINING ROOM
- LANDSCAPED GARDENS

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

offers in excess of

**£325,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CCS121282 - 0003

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