

**Mede Way, Wivenhoe
CO7 9HP
Offers in the Region Of £300,000
Freehold**





- IMPROVED SEMI-DETACHED CHALET
- THREE DOUBLE BEDROOMS
- LOUNGE/DINER
- MODERN FITTED KITCHEN
- BEDROOM THREE/DINING ROOM
- FIRST FLOOR BATHROOM
- LANDSCAPED PRIVATE REAR GARDEN
- AMPLE OFF ROAD PARKING
- CLOSE TO SHOPS AND LOCAL AMENITIES
- A SMART HOME READY TO BE ENJOYED

SMARTLY RENOVATED THREE BEDROOM SEMI-DETACHED CHALET WITH OFF STREET PARKING, PERFECTLY LOCATED WITHIN WALKING DISTANCE TO MAJOR BUS ROUTES AND SHOPS.

Welcome to this "ready to move into" family home. The current owner has greatly improved the property to include a contemporary kitchen and bathroom along with a re-designed rear garden.

On the ground floor you will find the lounge/diner which enjoys an abundance of natural light flooding through the large front picture window, along with the kitchen and dining room/3rd bedroom.

On the first floor two double bedrooms and a family bathroom can be found. There are lots of ADDED EXTRAS that have been carried out to improve the property by the current owner including fully insulated loft which is boarded, upgraded roof and a new boiler.

There is also driveway providing plenty of off road parking.

A STYLISH FAMILY HOME IN A PRIME SPOT.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

6' 9" x 5' 9" (2.06m x 1.75m)

Obscure double glazed entrance door, obscure double glazed window to side aspect, radiator. Stairs leading to first floor landing.

LOUNGE/DINER

14' 8" x 11' 5" (4.47m x 3.48m)

Large double glazed window to front aspect, carpet flooring, feature fire place with surround and hearth, radiator.

KITCHEN

13' 0" x 8' 4" (3.96m x 2.54m)

Large window to rear aspect and door to rear garden. A stylish contemporary grey shaker style kitchen with a range of base and wall units, drawer and eye level units with worktops over. Inset stainless steel sink and drainer unit. Built-in double oven, electric hob. Space for washing machine, fridge/freezer, tumble dryer and dishwasher. Cupboard housing gas boiler. Part tiled walls and vinyl flooring. Under stairs cupboard and storage cupboard housing electric meter.

BEDROOM THREE/DINING ROOM

9' 11" x 6' 1" (3.02m x 1.85m)

Double glazed window to rear aspect, radiator. Storage cupboard.



FIRST FLOOR LANDING

8' 0" x 2' 9" (2.44m x 0.84m)

Carpet flooring, loft access with loft ladder, doors to:

BEDROOM ONE

11' 7" x 11' 5" (3.53m x 3.48m)

Double glazed window to front aspect, radiator. Space for wardrobes.

BEDROOM TWO

11' 5" x 8' 3" (3.48m x 2.51m)

Double glazed window to rear aspect overlooking the garden, radiator. Access to eaves storage.

BATHROOM

8' 2" x 4' 5" (2.49m x 1.35m)

Obscure double glazed window to side aspect. Low level WC, vanity wash hand basin. panelled bath with waterfall shower, laminate flooring, heated towel rail, part tiled walls.

EXTERIOR

FRONT

Driveway providing off street parking for several vehicles, lawn with well stocked shrubs and privacy hedging. Access to rear via side gate.

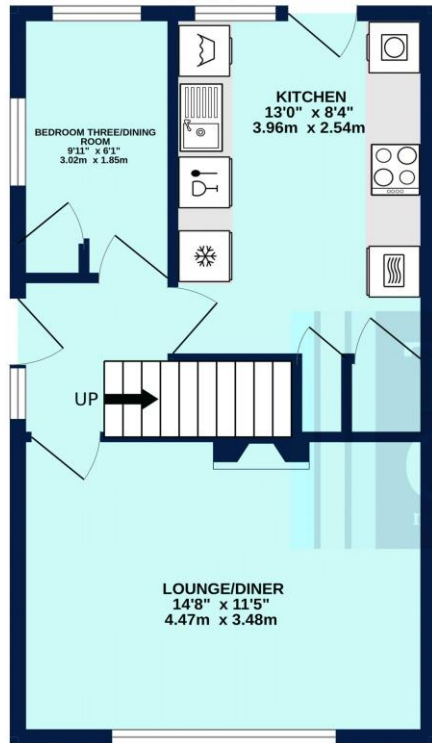
REAR

A newly designed garden commencing with patio area with remainder laid to lawn with shrub and fenced borders. Large wooden shed to remain. Access to front via side gate.

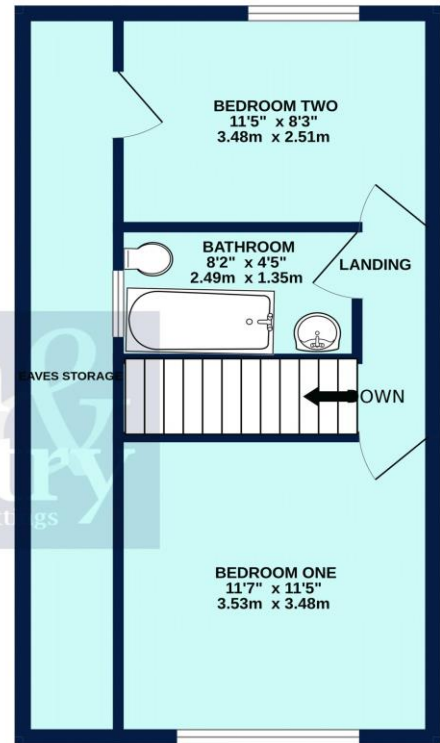


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 54 E | |
| 21-38 | F | | |
| 1-20 | G | | |

GROUND FLOOR
403 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



MEDE WAY

TOTAL FLOOR AREA: 809 sq.ft. (75.1 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.
Made with Metropix ©2026



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.

9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288

www.townandcountryresidential.co.uk