

**Castleward Close, Wivenhoe,
CO7 9NT**
£1600.00

Town & Country
residential sales and lettings



9 Osbornes Court, Victoria Place, Brightlingsea, Essex. CO7 0EB

Phone: 01206 302288

email: lettings@townandcountryresidential.co.uk

www.townandcountryresidential.co.uk



- **FANTASTIC LOCATION**
- **4 BEDROOMS**
- **LARGE LOUNGE**
- **SEPERATE DINING ROOM**
- **FITTED KITCHEN**
- **FAMILY SHOWER ROOM**
- **PRIVATE REAR GARDEN**
- **GARAGE**
- **DEPOSIT REQUIRED**
- **AVAILABLE IMMEDIATELY**

** 4 BEDROOM HOUSE with GARAGE **

Town and Country Residential are delighted to offer for rent this fabulous four bedroom semi-detached family home with off road parking and a garage. This property is a short walk to the high street and the quay. There are 3 double bedrooms as well as a single bedroom, large lounge, separate dining room, fitted kitchen and family shower room. At the rear there is a patio area, the garden is laid to lawn and features a large shed. There is off road parking as well as a garage with power.

** AVAILABLE IMMEDIATELY **

Holding deposit equal to 1 weeks rent

Tenancy deposit equal to 5 weeks rent

Guarantor if required

Non-smokers only



The accommodation with approximate room sizes are as follows:

ENTRANCE PORCH

3' 6" x 5' 2" (1.07m x 1.57m)

Brick built porch with uPVC front door, laminate flooring, radiator, centre light

CLOAKROOM

2' 11" x 5' 1" (0.89m x 1.55m)

Vinyl flooring, centre light, heated towel rail, vanity unit with splashback tiling, back to wall toilet

LOUNGE

13' 5" x 16' 11" (4.09m x 5.15m)

Window to front, laminate flooring, radiator, centre light, feature fireplace with gas fire

KITCHEN

12' 5" x 7' 8" (3.78m x 2.34m)

Fitted kitchen comprising of fitted wall and base units, stainless steel sink and drainer, integrated oven, & grill, integrated electric hob, space for dishwasher, washing machine, tumble dryer and fridge freezer. Tiled flooring, centre strip light, window to rear and door leading to the garden

DINING ROOM

12' 5" x 8' 5" (3.78m x 2.56m)

Patio doors to rear, carpet, centre light, radiator, large under stairs cupboard

BEDROOM ONE

13' 5" x 9' 11" (4.09m x 3.02m)

Window to front, carpet, centre light, radiator



BEDROOM TWO

9' 1" x 6' 7" (2.77m x 2.01m)

Window to front, carpet, centre light, radiator, fitted wardrobe

BEDROOM THREE

8' 3" x 8' 6" (2.51m x 2.59m)

Window to rear, carpet, centre light, radiator, fitted wardrobe

BEDROOM FOUR

9' 6" x 6' 3" (2.89m x 1.90m)

Window to rear, carpet, centre light, radiator, fitted wardrobe

FAMILY SHOWER ROOM

7' 1" x 5' 6" (2.16m x 1.68m)

Obscured window to side, anti-slip flooring, centre light, vanity unit incorporating the toilet, rainfall style shower, wet room style walk in shower, heated towel rail, fully tiled walls

FRONT GARDEN

Off road parking, garage with electrics and up and over door, the garden is laid to lawn

REAR GARDEN

Side patio area, wrapping round to rear garden, steps leading to lawn, shed, access to garage. Enclosed by fencing