



## Milford Close, Wivenhoe

A spacious 2-3-bedroom detached bungalow in a quiet cul-de-sac location in Wivenhoe. Offering well-balanced accommodation, a generous kitchen, bright sitting room, private south-facing rear garden and detached garage, this home provides comfort and convenience in a highly sought-after setting close to amenities and transport links.

Guide price £325,000

# Milford Close

Wivenhoe, Colchester, CO7



- Guide price £325,000 - £350,000
- Three spacious bedrooms (one currently used as a dining room)
- Riverside town
- Detached bungalow
- Off-street parking
- South-facing garden
- Flexible living layout
- Cul-de-sac location
- Detached garage

## The Property

This well-proportioned bungalow opens into a welcoming entrance hall leading through to a generous sitting room with large windows filling the space with natural light. The kitchen is equally spacious, designed with ample worktop and storage space, and provides direct access to the garden via a small conservatory.

The property features three good-sized bedrooms, including a particularly spacious principal bedroom, while the family bathroom is centrally located and finished in a neutral style. The layout offers flexibility, with potential to adapt one of the bedrooms into a dining room, home office, or guest accommodation if desired.

## The Outside

To the front, the property is set back with off-street parking down the side, leading to a detached single garage. The rear south-facing garden offers a private and manageable outdoor space, ideal for relaxing, planting, or entertaining.

## The Area

Milford Close is a peaceful cul-de-sac in the desirable riverside town of Wivenhoe, known for its welcoming community, independent shops, cafés, and restaurants. The property is within easy reach of local amenities, schools, and recreational spaces. Wivenhoe station provides direct links into London Liverpool Street in around an hour, while Colchester town centre is just a short drive away. The area combines village charm with excellent connections, making it ideal for families, professionals, or downsizers alike.

## Further Information

Tenure - Freehold

Council Tax - Colchester Band D

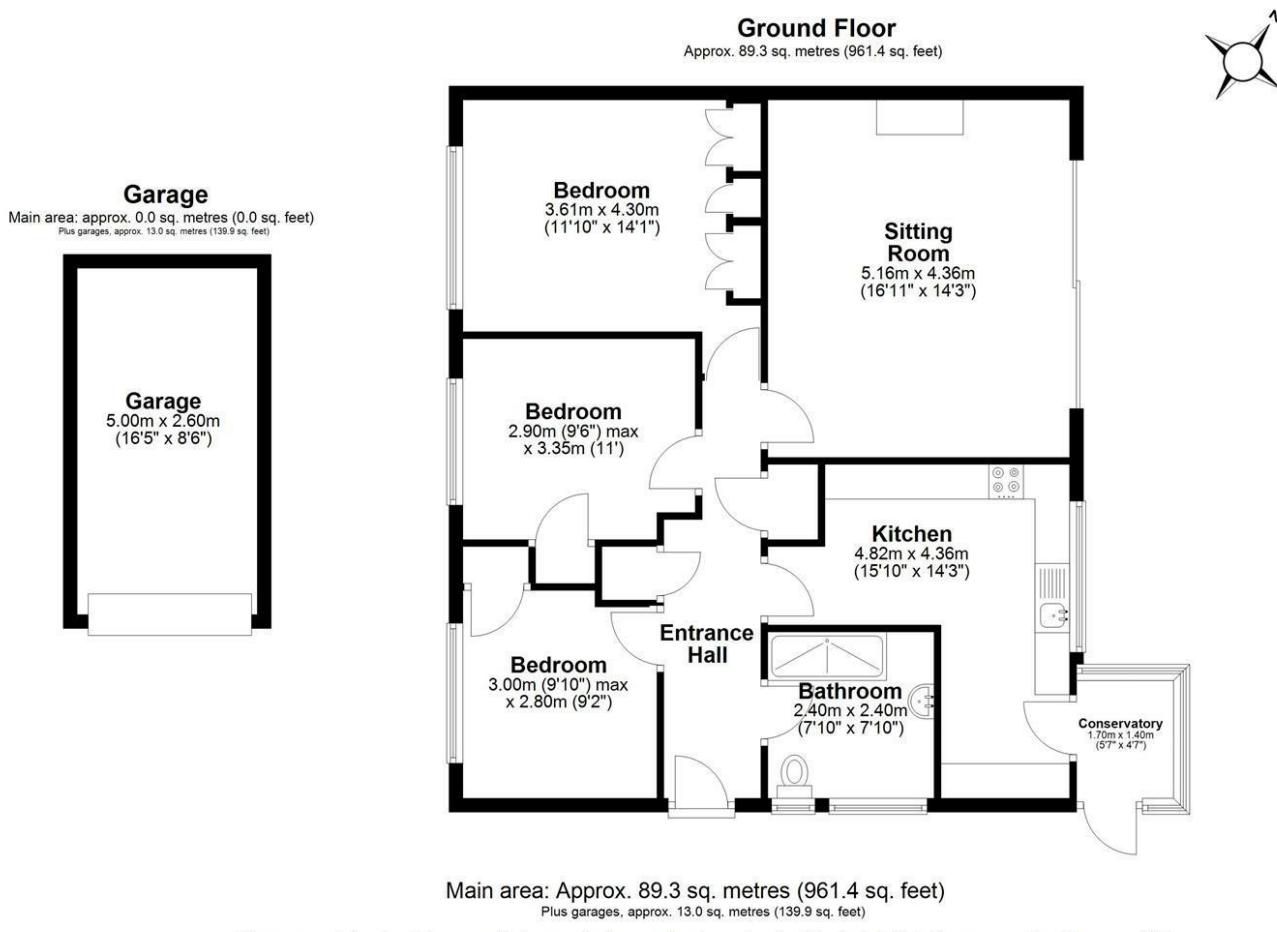
Mains Sewerage, Electricity, Gas and Water

Construction - Brick

Sellers Position - Need to secure an onwards purchase.



## Floor Plan



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Plan produced using PlanUp.

**Milford Close, Wivenhoe**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	