



- Three Bedroom Semi Detached House
- Generous Garden
- Ground Floor Cloak Room
- Close to Bus Route, Railway Station, Schools and Shops
- Loft Room
- Close To Essex University

## 28 Britannia Crescent, Wivenhoe, Colchester, Essex. CO7 9PE.

This three bedroom semi detached house is positioned along a quiet road in the sought after town of Wivenhoe. Allowing superb access to Wivenhoe's array of amenities, such as its brilliant local primary schools, Essex university, local shops, pubs, bus stops and of course its train station which is a direct link back into London Liverpool street. Internally the house has lots to offer, its main features being spacious living room, kitchen/dining room, ground floor cloak room, three bedrooms on the first floor as well as a loft room. Call now to book your viewing.





# Property Details.

## Ground Floor

### Hallway

5' 11" x 4' 8" (1.80m x 1.42m) doors to;

### Living Room

12' 10" x 12' 4" (3.91m x 3.76m) Window to front, radiator.

### Utility Room



5' 10" x 6' 2" (1.78m x 1.88m) Windows and door to rear, fitted storage cupboards, opening into;

### Kitchen/Dining room.



9' 5" x 12' 11" (2.87m x 3.94m) Window to rear inset, radiator, spot lighting, range of low level fitted units with work surface over, built in single oven with electric hob and extractor over, space for free standing washing machine, dishwasher, tumble dryer and fridge/freezer.

## Cloakroom



3' 5" x 5' 10" (1.04m x 1.78m) Window to rear, radiator.

## First Floor

### Landing

Doors to;

### Bedroom One



11' 0" x 11' 2" (3.35m x 3.40m) Window to front, radiator, built in storage cupboard.

# Property Details.

## Bedroom Two



12' 6" x 8' 6" (3.81m x 2.59m) Window to rear, radiator, access to built in wardrobes.

## Bedroom Three



7' 10" x 8' 3" (2.39m x 2.51m) Window to front, radiator, access to cupboard over the stairs.

## Loft Room



15' 3" x 15' 9" (4.65m x 4.80m) Access by loft ladder, fully carpeted, Velux window to rear, access to eaves storage.

## Bathroom



6' 4" x 5' 5" (1.93m x 1.65m) Window to rear, radiator, single panelled bath with shower over, WC, wash hand basin.

## Outside

### Garden



The property benefits from a generous sized garden, enclosed by fencing and neighbouring trees creating a private yet spacious feeling. The garden has mostly been laid to lawn, but there is a patio area as well as a side gate allowing access from front to back.



