



- Lower Wivenhoe
- Sought After Quayside Position
- Mews Style House
- Large Carport
- Walk to Station
- Character Conversion
- Three Bedrooms

## 4 Hardings Yard, Wivenhoe, Colchester, Essex. CO7 9TA.

Hardings Yard mews properties were originally the premises of the Colne Marine and Yacht Company and are steeped in history and heritage from Wivenhoe's Marine and Quayside days gone by. Converted around the turn of the Millennium by local renowned builders Vaughn and Blythe to this quintessential Mews with cobbled path and real sense of what was once a working, thriving shipyard. Offering three bedrooms, family bathroom, generous living space, kitchen/diner, cloakroom, and unusually a generous carport providing off road parking. From its quayside position its very easy to access mainline train station with fast links to London Liverpool Street in just over the hour, good local pubs and restaurants, schools, doctors, waterfront walks and so much more.



# Property Details.

## Ground Floor

### Entrance Hall

With stairs rising to first floor, radiator, tiled floor and doors leading to.

### Bedroom One



18' 0" x 9' 3" (5.49m x 2.82m) With windows to front and rear, radiator, large exposed bressemer.

### Bedroom Two



10' 8" x 9' 0" (3.25m x 2.74m) Window to front and radiator.

### Bedroom Three

10' 8" x 9' 0" (3.25m x 2.74m) Window to rear and radiator.

## Bathroom



Obscure window to rear, panel bath with screen and shower head over, pedestal wash hand basin, close coupled WC, half tiled walls, tiled floor, radiator.

## First Floor

### Living Room



18' 1" x 17' 0" (5.51m x 5.18m) With two windows to rear, window to front, two radiators, loft access, TV point, door to kitchen, airing cupboard, door to cloakroom.

# Property Details.

## Kitchen/Diner



18' 0" x 9' 3" (5.49m x 2.82m) Windows to front and rear, ample space for dining table, radiator, a range of fitted units and drawers with worktops over inset sink and drainer, inset gas hob with extractor over, space for washing machine, dishwasher, inset fridge/freezer, matching eye level units, tiled splashbacks.

## Cloakroom



Obscure window to front, close coupled WC, pedestal wash hand basin, radiator, half tiled walls and floor.

## Outside

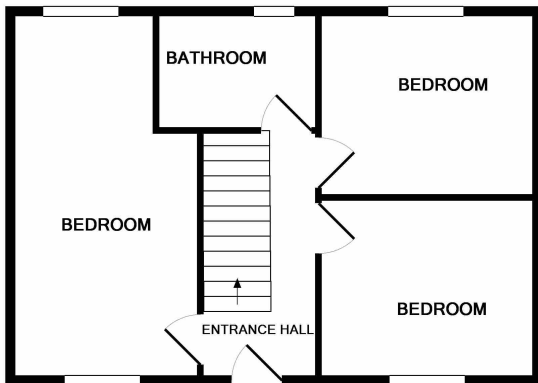
### Carport

A generous carport offering off road parking next to the property.

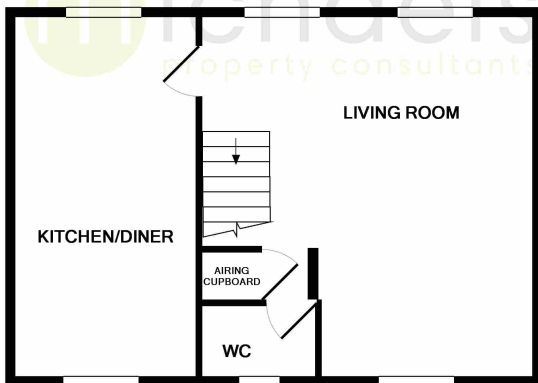


# Property Details.

## Floorplans



GROUND FLOOR  
APPROX. FLOOR  
AREA 466 SQ.FT.  
(43.3 SQ.M.)

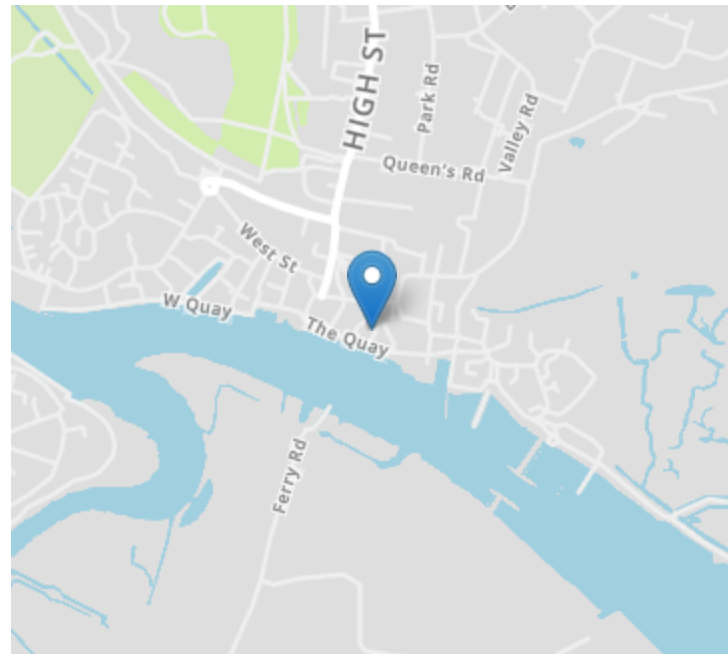


1ST FLOOR  
APPROX. FLOOR  
AREA 464 SQ.FT.  
(43.1 SQ.M.)

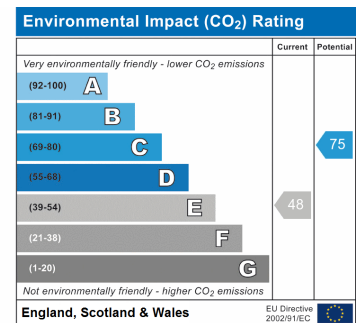
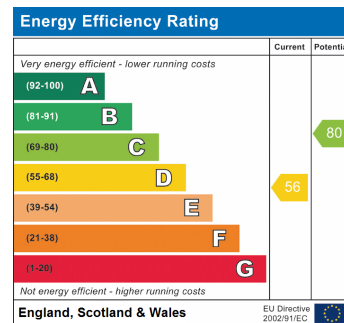
TOTAL APPROX. FLOOR AREA 930 SQ.FT. (86.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
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## Location



## Energy Ratings



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.