



- Victorian Home
- Waterside Position
- Front Terrace Overlooking River
- Two Double Bedrooms
- Gas Central Heating
- No Onward Chain
- Chic Kitchen/Dining Room
- Living Room With Fireplace & French Doors

Ferry House, The Quay, Wivenhoe, Colchester, Essex. CO7 9BT.

A charming Victorian end terraced cottage in this idyllic position on the Quay in Lower Wivenhoe. Built in 1837 believed to have formally been the Ferryman's House and now having been remodelled inside to offer vibrant, light and bright rooms making the most of the stunning location. This character-filled home sits proudly with stunning river views and putting it within easy reach of good local amenities to include the mainline train station with fast links to London Liverpool Street in just over an hour. Highlights of the home include two double first floor bedrooms with river views, dressing room/study, family bathroom, on the ground floor there are two spacious rooms including living room with fireplace and French doors to front, kitchen/ding room with a chic and comprehensive array of units and side lobby/entrance hall.



Property Details.

Ground Floor

Lobby/Study

9' 03" x 2' 09" (2.82m x 0.84m) Wooden front door, tiled floor, window to side and rear with cloaks storage.

Living Room



15' 3" x 13' 1" (4.65m x 3.99m) With French doors to garden terrace at front, radiator, chimney breast with brick hearth and ornate mantle, half panelled walls, stairs to first floor with storage under and archways to kitchen.

Kitchen/Dining Room



15' 3" x 13' 1" (4.65m x 3.99m) Tiled floor, two windows to side, a comprehensive range of fitted units and drawers with stone worktops over, range cooker, fitted oven, steam oven and combi oven, integrated fridge/freezer, inset sink, integrated dishwasher, central nautical shaped island with inset sink, Quooker hot tap, inset SMEG fridge, radiator, Essex cupboard inset and ample space for dining table.

First Floor

Landing



8' 11" x 5' 1" (2.72m x 1.55m) Velux window, ceiling beams, space for washing machine and tumble dryer doors leading to:

Bedroom



13' 1" x 11' 10" (3.99m x 3.61m) Sash window to front with views onto the estuary, radiator, cast iron fireplace, fitted storage, part vaulted ceiling with exposed timbers, radiator and open to.

Property Details.

Dressing Area/Study



11' 03" x 2' 11" (3.43m x 0.89m) Turning to 7' 08" x 5' 4" (2.34m x 1.63m) Windows to front and side, stairs to mezzanine area with space for mattress, fitted shelving and currently open to 2nd bedroom.

Bedroom



15' 5" x 8' 11" (4.70m x 2.72m) Double glazed windows to side, radiator, fitted wardrobes, loft access x2.

Family Bathroom



Velux window, shower enclosure with tiled walls, low level WC, wash hand basin.

Outside

Front Terrace



With ample space for a bistro set overlooking the river.

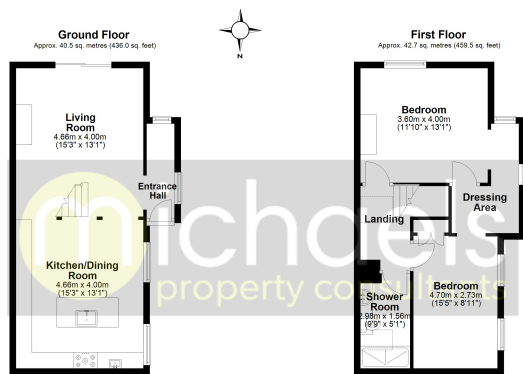
Agents Note



The vendor has advised us there is a new boiler, new electric circuit board, new carpets and flooring throughout.

Property Details.

Floorplans



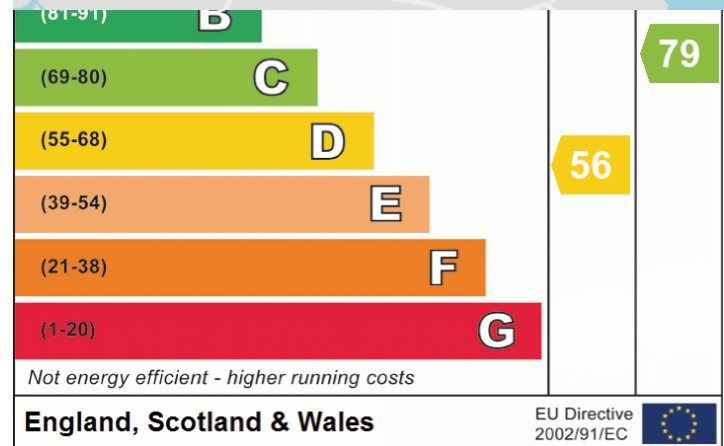
Total area: approx. 83.2 sq. metres (895.5 sq. feet)

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/closetboard space. No guarantee is given to any measurements including total area. Buyer are advised to take their own measurements.

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Plan produced using PlanIt

The Quay, Wivenhoe

Location



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.