



- Adjacent To Wivenhoe Woods
- Detached Home
- Garage And Parking
- Three Bedrooms
- Two Reception Rooms
- Chain Free Sale
- Great Gardens
- Mainline Train Station Access

**7 Dixon Way, Wivenhoe, Colchester, Essex. CO7 9SQ.**

In need of a little cosmetic updating is this established detached home adjacent to Wivenhoe woods with riverside walks and fast access to mainline station with links to London Liverpool Street in just over the hour. Highlights of this home include ground floor cloakroom, 21ft living room, separate ding room, kitchen, gas central heating, garden room, three first floor bedrooms, family bathroom, gardens, garage and parking. Offered chain free.



# Property Details.

## Ground Floor

### Entrance Lobby

With doors to cloakroom and living room.

### Ground Floor Cloakroom

Window to side, low level WC, wash hand basin, radiator.

### Living Room



21' 7" x 12' 1" (6.58m x 3.68m) Windows to front and side, two radiators, stairs to first floor, doors to kitchen and dining room.

### Dining Room



11' 4" x 7' 8" (3.45m x 2.34m) French doors to rear, radiator, doors to kitchen and living room.

## Kitchen



9' 8" x 7' 8" (2.95m x 2.34m) Window to rear, door to dining room, wall mounted Baxi boiler, spaces for appliances, fitted units, fitted sink, matching eye level units.

## Garden Room



7' 10" x 6' 10" (2.39m x 2.08m) Accessed only from the garden, brick built with Upvc sides and sliding patio door, electric heater.

## First Floor

### Landing

Loft access, window to side, airing cupboard and doors to.

# Property Details.

## Bedroom



11' 10" x 11' 9" (3.61m x 3.58m) Window to front, radiator.

## Bedroom



11' 10" x 8' 5" (3.61m x 2.57m) Window to rear, radiator, fitted cupboard.

## Bedroom



11' 8" x 6' 0" (3.56m x 1.83m) Window to front, radiator, fitted storage.

## Bathroom



Window to rear, panel bath, pedestal wash hand basin, low level WC.

## Outside

### Garage and Parking

Detached garage with up and over door to front parking to side.

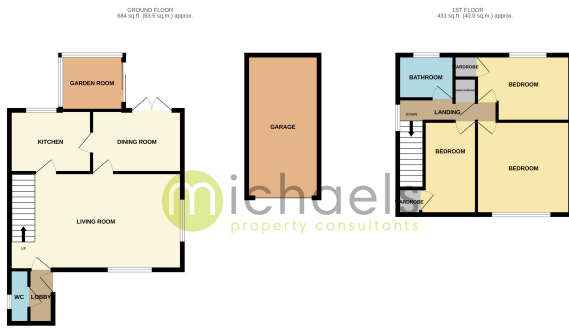
### Gardens



Front garden is laid to lawn and enclosed by dwarf walling. Rear garden is enclosed by fencing, mainly laid to lawn, patio area, gated side access, feature flower bed, summer house to remain.

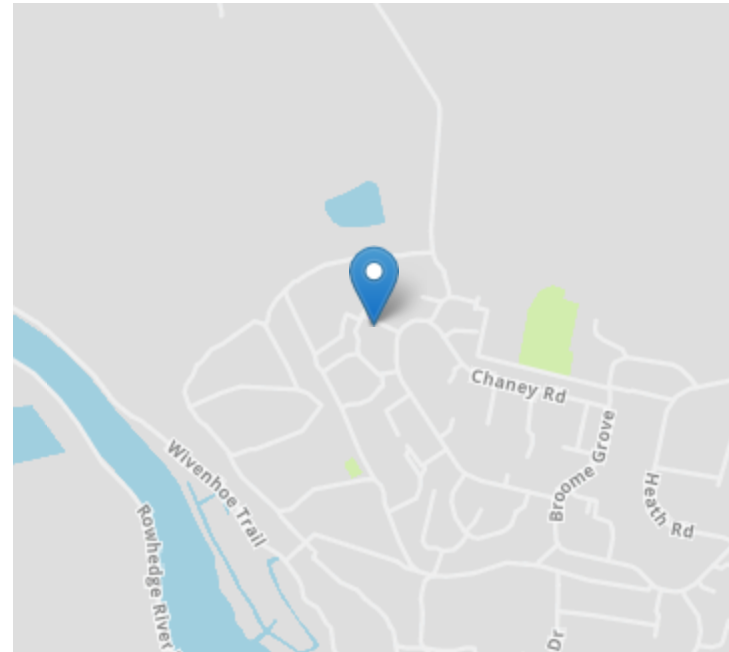
# Property Details.

## Floorplans



TOTAL FLOOR AREA: 1115 sq. ft. (102.9 sq. m) approx.  
We have carried out a visual inspection of the property and the figures contained herein are based on the information provided to us. We do not guarantee the accuracy of the measurements and do not accept any liability for any errors or omissions. The figures are for guidance only and should be used as a guide only. The purchaser should verify the accuracy of the figures and should check the details with their solicitor prior to exchange of contracts.

## 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.