



- Prominent Position
- Lower Wivenhoe
- Original Features
- Flexible Accommodation
- Stunning 42ft First Floor Room
- Private Rear Garden
- Charming & Spacious
- Two Bathrooms

### Alma House, Alma Street, Wivenhoe, Colchester, Essex. CO7 9DL.

An incredible opportunity to purchase this stunning Victorian and prominent lower Wivenhoe home within minutes of all of Wivenhoe's local amenities including train station with fast links to London Liverpool Street, excellent local pubs and restaurants and of course the waterfront and quayside. With historic original features and modern twists this stylish property offers versatile accommodation to include open plan kitchen/Dining/Snug, utility space, ground floor bedroom with en-suite, private rear garden, 42ft open plan living room with triple full length windows to front, high ceilings, shower room and potential to separate into further bedrooms if required or use for incredible studio space. Must be viewed.



# Property Details.

## Ground Floor

### Open Plan Kitchen/Dining/Snug



8.68m x 3.74m (28' 6" x 12' 3") (plus kitchen recess) Full height twin opening windows to front, two radiators, wood effect flooring, staircase to first floor, door to bedroom. Recessed kitchen area with a range of fitted cupboards and worktops over, fitted sink, space for dishwasher, tiled splashbacks, shelving area, space for range cooker with stainless steel splashback and extractor over, door to utility cupboard.

### Utility Cupboard

2.08m x 1.08m (6' 10" x 3' 7") With plumbing for washing machine, fitted cupboards.

## Bedroom



4.21m x 3.70m (13' 10" x 12' 2") Glazed door to rear garden, two radiators and door to en-suite.

## En-Suite



Recessed bath with shower over, tiled walls, radiator, heated towel rail, window to rear, pedestal wash hand basin, close coupled WC, tiled splashbacks.

# Property Details.

## First Floor

### Shower Room



Shower cubicle, pedestal wash hand basin, close coupled WC, heated towel rail, tiled floor.

### Open Plan Living/Studio Space



13.037m x 5.033m (42' 9" x 16' 6") (maximum measurements) An incredible space which could offer further bedroom space subject to any required building regulations as there are window to front and rear. Tall ornate sash windows to front, two sash windows to rear, strip wood floorboards throughout, radiators and door to shower room.

## Outside

### Garden



A courtyard style rear garden with open rear aspect, fencing to sides, mainly laid with slabbing and offering ample space for pots and plants.

### Agents Note

Alma flat which is the apartment above this property is also on the market for sale, it would be possible to purchase both properties and set them as one large family property with full freehold ownership. Please see our other listings for details of Alma Flat or copy and paste this link.

[https://www.rightmove.co.uk/properties/122827277#/?channel=RES\\_BUY](https://www.rightmove.co.uk/properties/122827277#/?channel=RES_BUY)

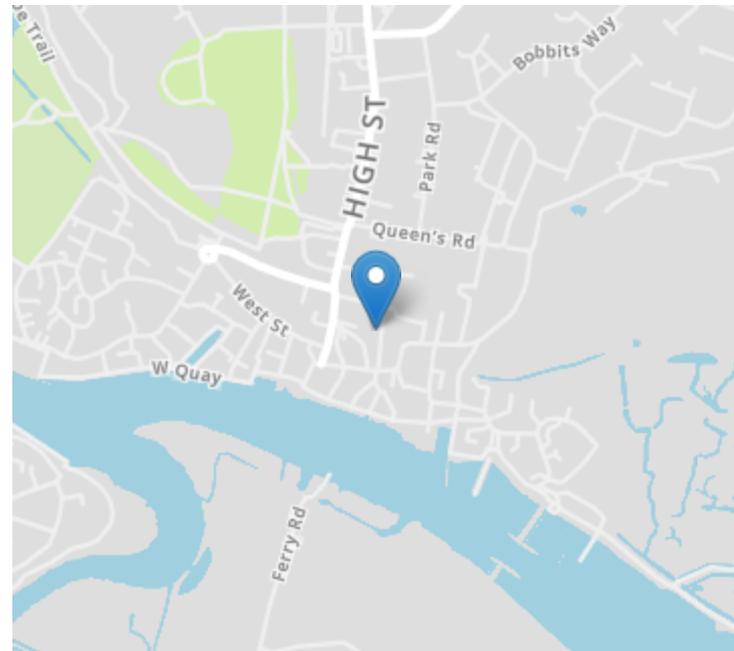
# Property Details.

## Floorplans



ALMA HOUSE  
TOTAL FLOOR AREA: 1497 sq ft (137.7 sq m) approx.  
While every effort has been made to ensure the accuracy of the floorplan, measurements, dimensions, contents and other details are approximate and are not intended to be relied upon for any legal purpose or to be used in any way. The plan is for information only and should not be used as a basis for any purchase or sale. The accuracy of the floorplan is not guaranteed. Measurements are given to the nearest square foot or square meter. Made with SketchUp 2020.

## 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.