



- Town House
- Three/ Four Bedrooms
- Walking Distance Of Wivenhoe Quay & Train Station
- No Onward Chain
- Off Road Parking & Garage
- Rear Garden
- Family Bathroom, En Suite & WC
- First Floor Lounge

## 24 Admirals Walk, Wivenhoe, Colchester, Essex. CO7 9SZ.

Guide Price £375,000 - £400,000 Offered for sale with no onward chain is this three/four bedroom town house within a short walk to Wivenhoe Train Station with its fast links to London Liverpool Street in just over the hour. Highlights include versatile living accommodation over three floors, kitchen/diner, reception room or ground floor bedroom, a further three bedrooms, living room, ensuite, family bathroom, ground floor WC, garage and parking. Also located close by to the river, quayside, local pubs, shops and countryside walks. Viewing highly advised.



# Property Details.

## Ground Floor

### Entrance Hall

With radiator, stairs to first floor and doors to.

### Kitchen/Diner

13' 01" x 9' 4" (3.99m x 2.84m) Double glazed window to front, radiator, wall mounted boiler, tiled splash back, range of wall and base units, laminate worktop, space for range style cooker with extractor fan over, stainless steel sink, integrated fridge freezer.

### Ground floor bedroom/ Reception Room



12' 6" x 12' 6" (3.81m x 3.81m) Double glazed window and door to rear, radiator, understairs storage.

### WC

Low level WC, wash hand pedestal basin, tiled walls, and floor.

## First Floor

### Landing

Radiator, stairs to second floor and doors leading To

## Bedroom Three



12' 7" x 9' 10" (3.84m x 3.00m) Double glazed window to rear, radiator.

## Living Room



16' 1" x 12' 9" (4.90m x 3.89m) Double glazed window to front, radiator, electric fireplace.

## Second Floor

### Landing

Loft access, doors leading to:

# Property Details.

## Bedroom One



12' 8" x 9' 5" (3.86m x 2.97m) Double glazed window to front, fitted wardrobe, radiator.

## En Suite

Tiled floor, part tiled walls, low level WC, wash hand basin, radiator, shower enclosure.

## Bedroom Two



12' 8" x 9' 9" (3.86m x 2.97m) Double glazed window to rear, radiator, fitted wardrobe.

## Family Bathroom



6' 10" x 5' 01" (2.08m x 1.55m) Tiled floor, part tiled walls, low level WC, wash hand basin, paneled bath.

## Outside

### Garage & Parking

Off road parking to front of garage which has up and over door to front, personal door to garden and power and light connected.

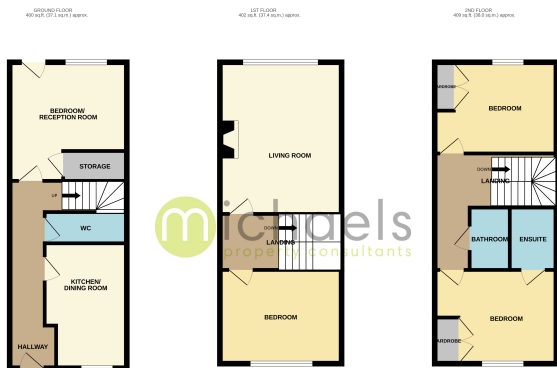
### Rear Garden



Mainly laid to lawn, patio area, retained by fencing.

# Property Details.

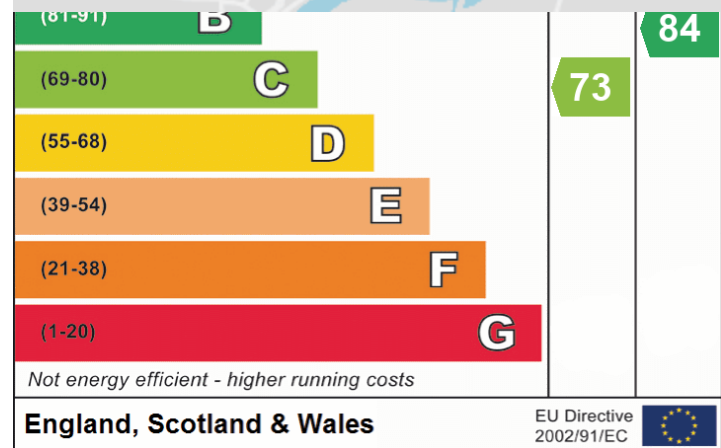
## Floorplans



michaels  
property consultants

TOTAL FLOOR AREA: 1211 sq ft (112.5 sq m) approx.  
These plans are intended to give a general impression of the property. They do not constitute an offer of any services, and any other terms and conditions apply. The plans are for guidance only and should not be relied upon for any specific purpose. The plans are for guidance only and should not be relied upon for any specific purpose. The plans are for guidance only and should not be relied upon for any specific purpose.

## 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.