



- Sought After Position
- Victorian Terrace
- Two Bedrooms
- Two Reception Rooms
- First Floor Bathroom
- Close to Amenities and Station

### 19 Manor Road, Wivenhoe, Colchester, Essex. CO7 9LN.

A beautifully presented Victorian terrace home in this wonderful tree lined street in central Wivenhoe and within easy reach of good local shops and amenities, Essex University and Wivenhoe train station with fast links to London Liverpool Street in just over the hour. This charming home offers two first floor bedrooms, first floor bathroom, two reception rooms, kitchen and great garden all finished to a good standard and retaining many original features. Please call for details.





# Property Details.

## Ground Floor

### Porch

Window to side, tiled floor, further door leading to.

### Lounge



10' 11" x 10' 11" (3.33m x 3.33m) Sash window to front, strip wood floor, cast iron fireplace with mantle and hearth, picture rail, radiator, door to dining room.

### Dining Room



12' 8" x 10' 11" (3.86m x 3.33m) Window to rear, strip wood floor, fireplace, radiator, stair to first floor, door to kitchen.

## Kitchen



11' 11" x 6' 6" (3.63m x 1.98m) French doors to rear, window to side, a range of fitted units and drawers with worktops over, inset sink with drainer, tiled floor, gas hob, fitted oven, space for washing machine, space for dishwasher, extractor, space for fridge/freezer, matching eye level units.

## First Floor

### Half landing

Open to hallway, loft access and doors to.

### Bedroom One



10' 11" x 10' 11" (3.33m x 3.33m) Sash Window to front, picture rail, radiator, cast iron fireplace, door to jack and jill cupboard.

# Property Details.

## Bedroom Two



10' 1" x 8' 4" (3.07m x 2.54m) Window to rear, radiator, cast iron fireplace, picture rail, door to jack and jill cupboard.

## Bathroom



Sash window to rear, wood effect flooring, radiator, panel bath, corner shower cubicle, close coupled WC, wash hand basin.

## Outside

### Front Garden

Wrought iron fencing and gate leads to an ornate front garden with various shrubs and plants, block paved pathway to front door, further down the terrace there is side access.

## Rear Garden

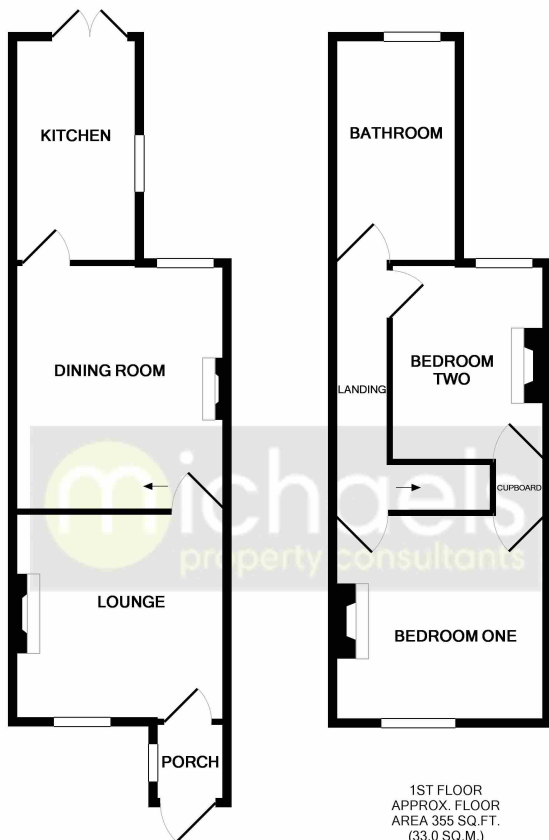


A generous garden commencing with patio area, leading to a further area with a variety of trees, shrubs and plants all enclosed by panel fencing and offering gated side access.



# Property Details.

## Floorplans



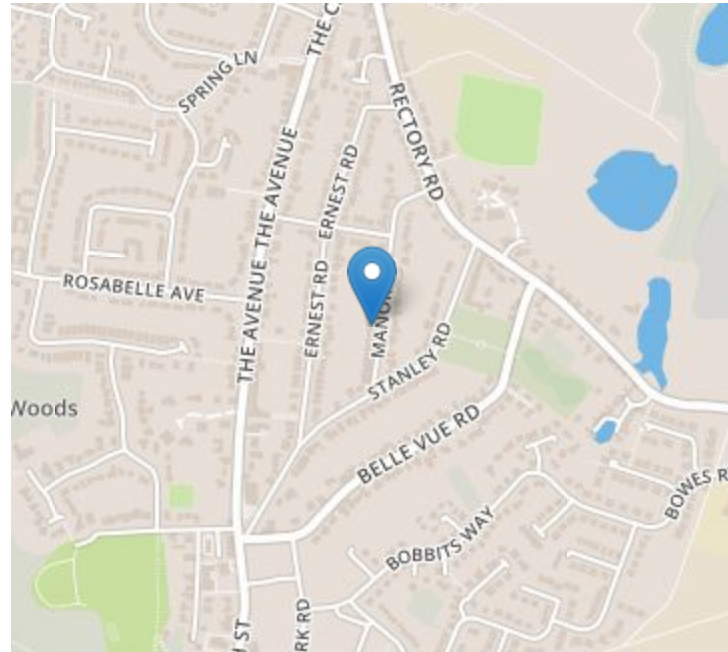
GROUND FLOOR  
APPROX. FLOOR  
AREA 371 SQ.FT.  
(34.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 725 SQ.FT. (67.4 SQ.M.)

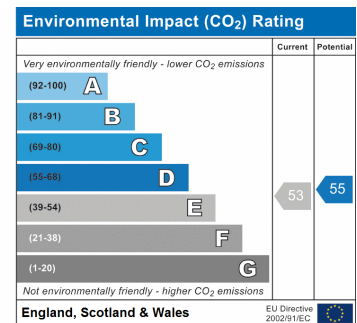
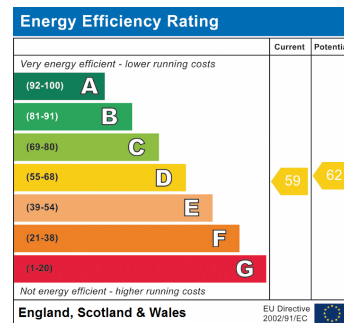
1ST FLOOR  
APPROX. FLOOR  
AREA 355 SQ.FT.  
(33.0 SQ.M.)

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.