



- Victorian Bay Front Town House
- Accommodation Across Four Floors
- Lower Wivenhoe Position With Off Road Parking
- Period Features
- Three Reception Rooms
- Open Fire & Log Burner
- Cellar & Converted Attic
- Kitchen/ Breakfast Room
- Gas Central Heating

## 82 High Street, Wivenhoe, Colchester, Essex. CO7 9AB.

Rarely available with off road parking this wonderfully spacious Victorian Villa Town House within this prime location of lower Wivenhoe, in close proximity to the local train station with fast links to London Liverpool Street in just over the hour. Offering flexible accommodation over four floors and with opportunity to adapt and enhance further if required. With many original features and plenty of character and charm highlights include cellar home bar/reception room, kitchen/breakfast room with Island, living room, sitting room, dining room , utility room, WC, three first floor bedrooms, family bathroom, second floor bedroom/dressing room with stunning views over Wivenhoe, also offering potential for an en suite. Outside there is a very generous and secluded garden along with off road parking- To fully appreciate all of the accommodation on offer arrange your viewing today.





# Property Details.

## Ground Floor

### Entrance Hall

13' 4" x 4' 1" (4.06m x 1.24m) Wooden Front door, radiator, wooden floor.

### Inner Hall

19' 3" x 6' 0" (5.87m x 1.83m) Wooden floors, stairs to first floor and cellar.

### Reception Room



14' 01" x 13' 10" (4.29m x 4.22m) Bay fronted window, wooden floor, radiator, wall lights, alcove units, open fireplace.

### Kitchen/Breakfast Room



14' 7" x 12' 09" (4.45m x 3.89m) Window and door to side, tiled floor, radiator, wall mounted boiler, kitchen with a range of wall and base units, island creating a breakfast bar, tiled splash back, intergraded inset sink, cooker hood, dish washer, space for range style cooker, American fridge/freezer.

## Sitting Room



16' 5" x 14' 6" (5.00m x 4.42m) Windows to side, radiator, wooden floor, log burner.

## Dining Room



15' 6" x 10' 5" (4.72m x 3.17m) Windows to side and rear, French doors, radiator, tiled floor, wall lights.

## Utility Room

10' 8" x 5' 7" (3.25m x 1.70m) Tiled floor, window to rear, space for washing machine and tumble dryer.

## WC

Tiled floor, WC, wall hung wash hand basin.

## First Floor

### Landing

Radiator, stairs to second floor, understairs storage, doors leading to:

# Property Details.

## Bedroom One



16' 4" x 13' 1" (4.98m x 3.99m) Window to side and rear, radiator.

## Bedroom Two

14' 01" x 13' 10" (4.29m x 4.22m) Window to front, fitted wardrobe, radiator,

## Bedroom Three

9' 2" x 8' 2" (2.79m x 2.49m) Window to front, radiator.

## Family Bathroom



Obscure window to side, radiator, storage cupboard, WC, free standing French bath, shower enclosure and wash hand basin.

## Second Floor

### Master Bedroom/Dressing Room



Window to front with stunning views and window to side, radiator, dressing room area, potential to be converted into ensuite.

## Cellar

### Reception Room/ Home Pub



Window to side, private WC with basin, the area is currently used as a home bar.

## Outside

### Off Road Parking

Off road parking via the driveway leading to garden access.

### Rear Garden

A generous garden mainly laid to lawn, patio area, mature trees and shrubs, retained by fencing and brick wall.

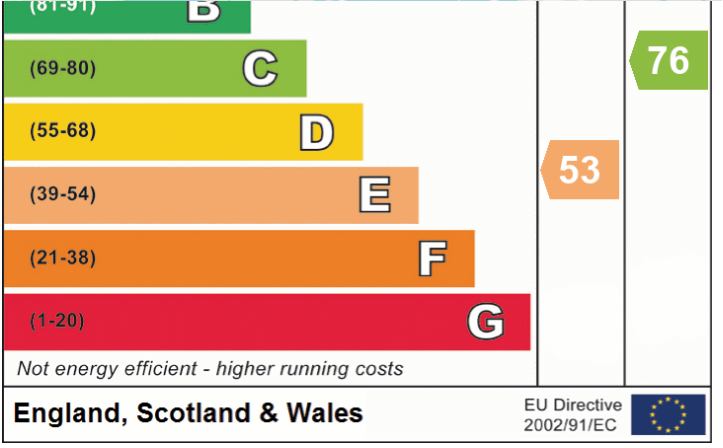


# Property Details.

## Floorplans



## 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.

