



michaels

## 58 High Street, Wivenhoe, Colchester, Essex. CO7 9AZ.

A charming and character filled grade II listed 16th Century cottage offering incredible potential set in this prominent position within lower Wivenhoe. Full of quirks and twists with brilliant space that could be configured to suit a multitude of households this home also offers a generous outside studio and private garden. Set within easy reach of the local mainline station with fast links to London Liverpool Street in just over the hour, exposed timbers and fireplaces all set over three floors with ample accommodation including three reception spaces, three bedrooms, kitchen, bathroom and more. Offered chain free.

- Chain Free
- Grade II Listed
- 16th Century Cottage
- Lower Wivenhoe
- Close To Station
- Outbuilding
- Private Garden
- Charm and Character

Call to view 01206 820999



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# Property Details.

## Ground Floor

### Entrance Hall

Tiled floor, inset floor matt, wooden front door.

### Dining Room



15' 6" x 11' 01" (4.72m x 3.38m) wooden floor, Vertical radiator, beams.

### Kitchen



7' 1" x 6' 3" (2.16m x 1.91m) Side and rear window, door to rear, range of base units, laminate worktop, gas hob, oven, ceramic sink.

### Living Room



11' 5" x 11' 2" (3.48m x 3.40m) Vertical radiator, wood floor, ingle nook fireplace, alcove storage, beams.

### Reception Room

11' 2" x 11' 5" (3.40m x 3.48m) Window to front and door, wooden floor, radiator.

### WC



Tiled floor, window and door to rear, low level WC, wash hand basin.

## First Floor

### Landing

Doors to:

# Property Details.

## Bedroom One



12' 0" x 11' 6" (3.66m x 3.51m) Window to rear, radiator, exposed brick chimney breast, French doors to flat roof.

## En Suite Shower

WC, Shower Encloser, wash hand basin.

## Bedroom Two

11' 5" x 10' 5" (3.48m x 3.17m) Windows to front, radiator.

## Bathroom



loft access, low level WC, paneled bath, ceramic, sink.

## Second Floor

## Bedroom Three

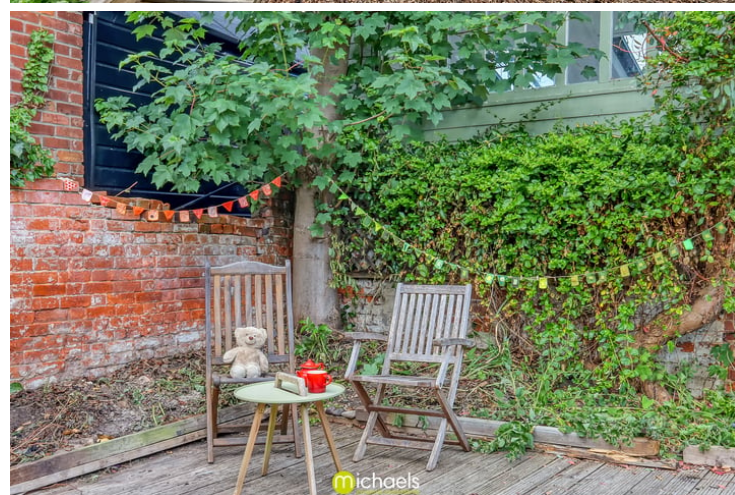
27' 08" x 8' 05" (8.43m x 2.57m) Window to front and rear, eves storage.

## Outside

## Stuido

Window to sides and Velux, water supply.

## Rear Garden

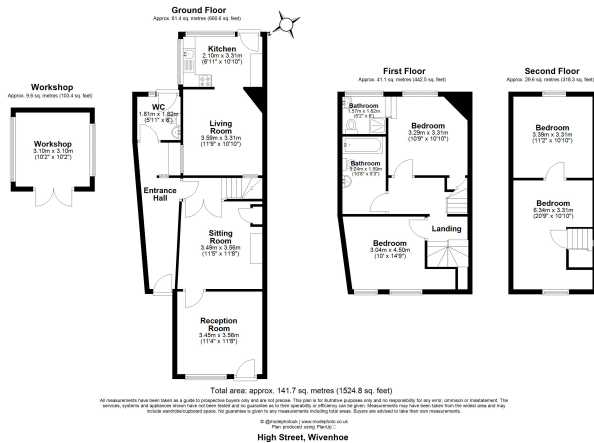


Retained by brick walling, laid to lawn, decking and studio with power.



# Property Details.

## Floorplans



## 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.