



- Detached Family Home
- Four Double Bedrooms
- Two En Suite Bathrooms & Family Bathroom
- Lounge & Dining Room
- Kitchen/ Breakfast Room
- Lower Wivenhoe Position
- Garage & Off Road Parking
- Front & Rear Garden
- Estuary Views & Walking Distance Of The Quay Front
- Ground Floor Office/Study

75 Old Ferry Road, Wivenhoe, Colchester, Essex. CO7 9SW.

Pleasantly positioned in lower Wivenhoe is this four bedroom detached house. Located by the side of the Estuary in the heart of the sought after town and offering any owner the luxury of being able to walk within seconds to the train station which is linked back into London Liverpool Street. Allowing access to Wivenhoe's many pubs, schools, university and even striking distance to its glorious riverfront. Internally the house includes open plan kitchen/breakfast room, separate lounge and dining room, study, ground floor W/C, first floor with four double bedrooms, two en suites and family bathroom. The exterior, benefits from off road parking a single garage, front and rear gardens. Viewings are strongly advised to appreciate everything this property has to offer. Offered for sale with no onward chain.



Property Details.

Ground Floor

Entrance Hall

Wooden front door, radiator, stairs to first floor.

WC

low level WC, wash hand basin, part tiled walls.

Home Office

8' 4" x 6' 4" (2.54m x 1.93m) Double glazed sash window to front, radiator.

Lounge



14' 7" x 12' 0" (4.45m x 3.66m) Double glazed sash windows to side and rear, French doors to rear, radiator.

Dining Room



11' 5" x 8' 8" (3.48m x 2.64m) Double glazed sash window to front, radiator and double doors to the entrance hall.

Kitchen/Breakfast Room



14' 2" x 10' 2" (4.32m x 3.10m) Double glazed window to rear, radiator, inset spot lights, storage under stairs, door to rear garden, fitted kitchen units including a range of wall and base units, laminate worktop, tiled splash back, integrated dish washer, fridge/freezer, sink, space for washing machine and range style cooker.

First Floor

Landing

Double glazed window to rear, radiator, loft access, airing cupboard.

Bedroom One



11' 8" x 11' 3" (3.56m x 3.43m) Double glazed sash window to front, radiator, fitted wardrobes, door to:

En Suite

Inset spot lights, towel radiator, tiled walls, WC, wash hand basin, low level WC, shower cubicle.

Property Details.

Bedroom Two



9' 01" x 9' 0" (2.77m x 2.74m) Double glazed sash window to side, fitted wardrobe and radiator.

En Suite

Double glazed obscure sash window to side, Inset spot lights, towel radiator, tiled walls, WC, wash hand basin, low level WC, shower cubicle.

Bedroom Three



10' 4" x 7' 0" (3.15m x 2.13m) Double glazed window to rear, radiator, fitted wardrobes.

Bedroom Four



9' 3" x 8' 11" (2.82m x 2.72m) Double glazed window to front, radiator.

Family Bathroom



Double glazed obscure window to front, panelled bath, part tiled walls, low level WC and wash hand basin.

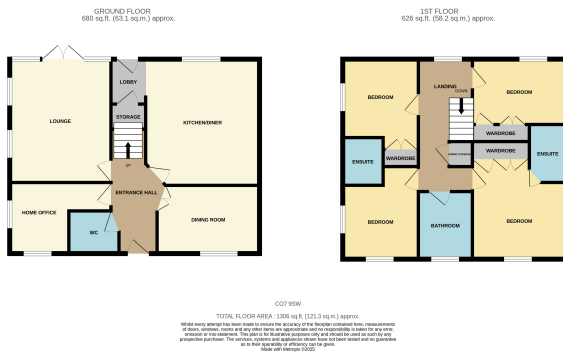
Outside

Garage & Off Road Parking

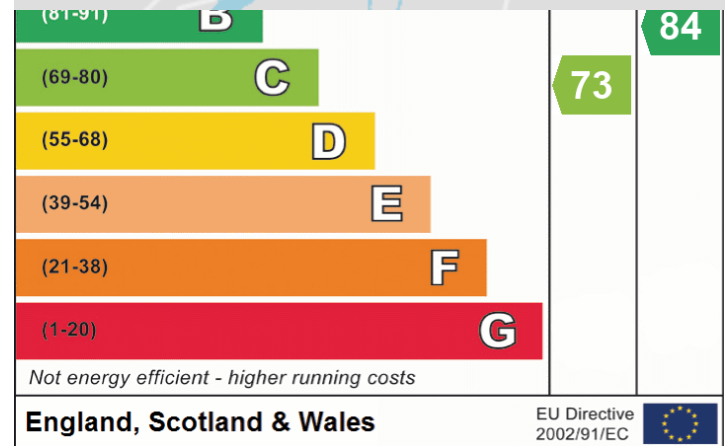
Off road parking positioned in front of the garage, the garage has power and light with up & over door.

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.