



- Close To Mainline Train Station
- Walk to the Waterfront
- Lower Wivenhoe
- Town House
- Three bedrooms
- En- Suite Shower Room
- Kitchen/Diner
- Flexible Accommodation

42 Admirals Walk, Wivenhoe, Colchester, Essex. CO7 9SZ.

A beautifully presented town house just minutes from the mainline train station with fast links to London Liverpool Street in just over the hour and the stunning Wivenhoe Quay with its array of restaurants, pubs and amenities. Set over three floors and offering flexible accommodation to include three bedrooms with en-suite to master, wonderful bright lounge, bathroom, snug/study, excellent modern family kitchen/diner, private garden, garage and parking. Must be viewed.



Property Details.

Ground Floor

Entrance Hall

With radiator, wood floor, stairs rising to first floor and doors to.

Study/Snug/Bedroom



9' 2" x 8' 8" (2.79m x 2.64m) With window to front, radiator, storage cupboard.

Cloakroom



With part tiled walls, close coupled WC, pedestal wash hand basin, heated towel rail.

Kitchen/Diner



15' 8" x 12' 5" (4.78m x 3.78m) With window and door to rear, radiator, wood floor, a refitted range of matching eye level and base units with drawers and solid wood worktops over, tiled splashbacks, inset sink and drainer, integrated dishwasher, electric oven and hob, integrated washing machine and space for fridge/freezer.

First Floor

First Floor Landing



With airing cupboard and doors to.

Lounge



15' 8" x 12' 8" (4.78m x 3.86m) With two windows to rear, radiator, fitted shelving.

Bedroom Three



Property Details.

12' 6" x 8' 11" (3.81m x 2.72m) With two windows to front and radiator.

Second Floor

Second Floor Landing



With doors to.

Bedroom One



16' 6" x 10' 3" (5.03m x 3.12m) With two windows to rear, radiator, built in wardrobe and door to en-suite.

En-Suite



With tiled floor and part tiled walls, heated towel rail, pedestal wash hand basin,

close coupled WC, shower cubicle.

Bedroom Two



12' 6" x 8' 11" (3.81m x 2.72m) With two windows to front and radiator.

Outside

Garden



Low maintenance rear garden enclosed by fencing with rear access.

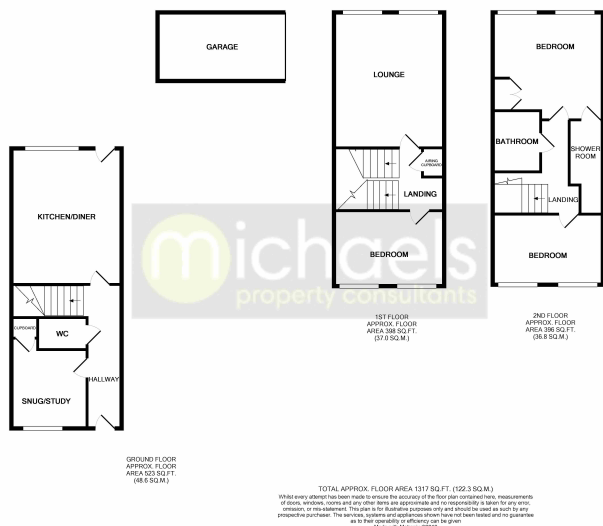
Garage And Parking



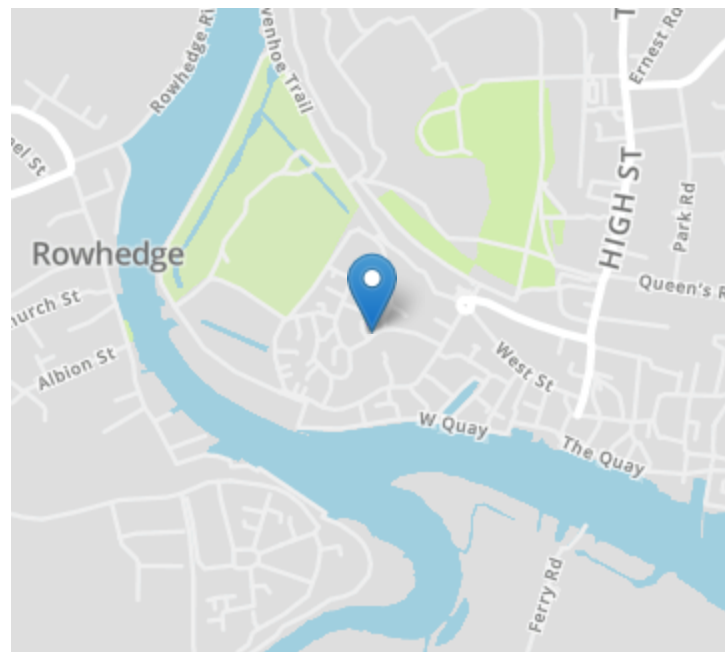
Garage en-block with up and over door and one parking space in front. Further parking available on street.

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.