



michaels

1 Oakleigh Court, Wivenhoe, Colchester, Essex. CO7 9DQ.

Recently refurbished to a high standard you will find this nicely tucked away just a stones throw from the waterfront and quayside is this stylish and contemporary three bedroom home. Being within easy reach of the mainline station with its fast links to London Liverpool Street in just over the hour and having good pubs, shops and restaurants on the doorstep this property would suit commuters, families or individuals alike. Highlights include hallway with study space, living room with French doors opening onto the private court yard, stylish refitted kitchen/diner with quartz worktops, ground floor cloakroom, three first floor bedrooms, en-suite to master, family bathroom, courtyard garden and parking space. Viewing highly advised to fully appreciate what this property has to offer. Guide price £425,000- £450,000.

- Close To Waterfront
- Station Access
- Stylish and Contemporary
- Off Road Parking
- Three Bedrooms
- En-Suite To Master
- Recently & Tastefully Renovated Home
- Private Courtyard Garden
- Walking Distance Of Wivenhoe Quay

Call to view 01206 820999



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Property Details.

Ground Floor

Entrance Hall

Front door opening onto hall way, door to rear, stairs raising to first floor, radiator, doors leading to:

Living Room



15' 7" x 11' 6" (4.75m x 3.51m) Double glazed sash window to front and rear, French doors to the side opening onto the garden, two radiators.

Kitchen/Diner



15' 0" x 8' 8" (4.57m x 2.64m) Two double glazed sash windows to front, radiator, inset spot lights, fitted modern gloss kitchen including a range of base units and drawers, quartz work surfaces, integrated appliances including: AEG induction hob with extractor fan over, AEG double oven, one and a half bowl inset sink with left-hand drainer, AEG dish washer and washer dryer, fridge and freezer.

Cloakroom

Double glazed obscure window to rear, radiator, low level WC, wash hand basin.

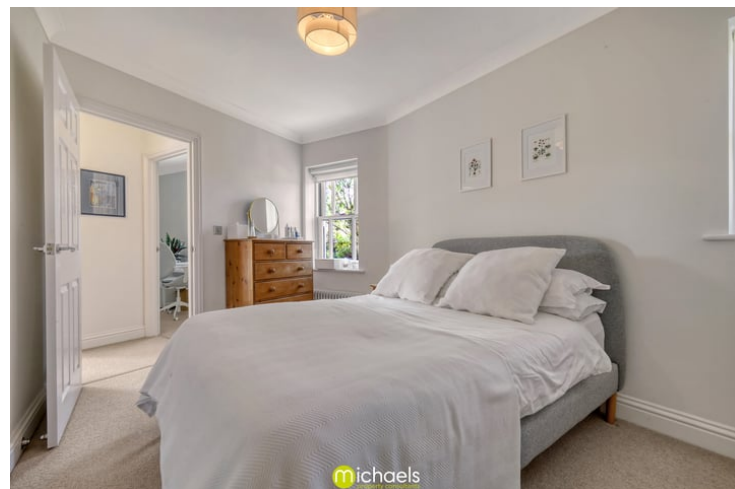
First Floor

Landing



Radiator, Double glazed sash window, airing cupboard, doors leading to:

Bedroom One



15' 6" x 8' 9" (4.72m x 2.67m) Two double glazed sash windows to the front, radiator, fitted wardrobe, space for double bed.

En-Suite

Double glazed sash window to front, inset spot lights, radiator, walk in shower enclosure, low level WC, vanity unit basin.

Property Details.

Bedroom Two



8' 10" x 8' 4" (2.69m x 2.54m) Double glazed sash window, radiator, space for bedroom furniture,.

Bedroom Three



8' 3" x 6' 6" (2.51m x 1.98m) Double glazed sash window to rear, space for bedroom furniture, loft access.

Bathroom



Obscured window to side, fitted bathroom including paneled bath with over head shower, low level WC, vanity unit.

Courtyard Garden



A low maintenance court yard garden, with side access retained by fencing and brick wall.

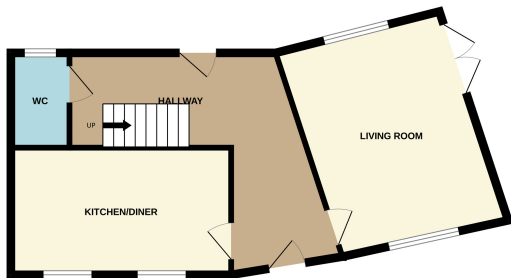
Allocated Parking

Allocated parking for one vehicle to the front.

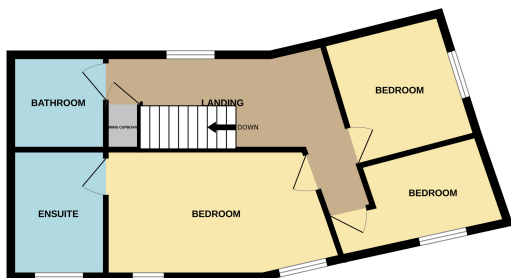
Property Details.

Floorplans

GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR
482 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA: 963 sq.ft. (89.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, doors 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.