



- Charming Cottage
- Grade II Listed
- Two Bedroom House
- Cellar and Loft Space
- Living Room With Inglenook Fireplace
- Kitchen/ Diner
- Original Beams & Floor Boards
- Gas Central Heating
- Original Features

31 West Street, Wivenhoe, Colchester, Essex. CO7 9BH.

A delightful character filled 15th Century Grade II listed cottage located in this sought after lower Wivenhoe position. Set over four floors with some outstanding features to include a large inglenook fireplace, wooden floor boards, exposed beams, timbers and brickwork. Highlights including shaker style kitchen/diner with quartz worktops, two double bedrooms, first floor bathroom, loft room, lounge, a very useable cellar room. Conveniently located within easy reach of the waterfront, railway station, great pubs, shops and excellent community. £325,000 - £350,000 Guide Price. Viewing advised



Property Details.

Ground Floor

Entrance Hall

Wooden front door opening onto the hallway, wood floor, stairs to first floor, radiator and door to

Lounge



13' 6" x 1' 8" (4.11 m x 0.51 m) Sash window to front, impressive red brick inglenook fireplace with open fire, exposed Bressemer, copper hood, strip wood flooring, recessed storage area, radiator, stairs to cellar and step down to kitchen/diner.

Kitchen/Diner



17' 9" x 8' 9" (5.41 m x 2.67 m) Wooden stable door to rear passage way with pedestrian access around past the adjoining property back to the road, window to rear, tiled floor, radiator, Shaker style fitted kitchen including a range of wall and base units, quartz worktop, tiled splash back, ceramic butler style sink, washing machine, space for range cooker

Cellar



14' 1" x 12' 6" (4.29 m x 3.81 m) With eye level window to front, storage recess, exposed bricks and timbers, radiator.

Property Details.

First Floor

Landing

With stairs rising to second floor, radiator, exposed studwork, storage cupboard and doors to.

Bedroom One



14' 9" x 10' 4" (4.50m x 3.15m) Window to front and radiator, space for double bed, furniture, exposed beams.

Bedroom Two



10' x 8' 9" (3.05m x 2.67m) Window to rear and radiator, space for double bed.

Bathroom



With sash window to rear, paneled bath, wash hand basin, close couple WC, tiled splash backs.

Second Floor

Loft Room



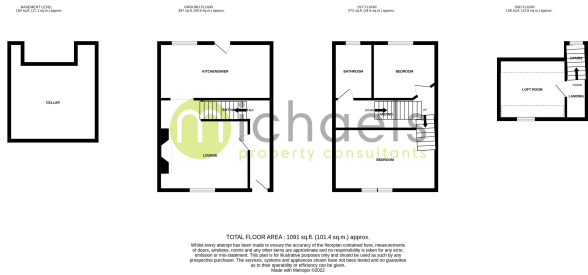
10' 5" x 5' 1" (3.18m x 1.55m) Window to front, restricted head height, the current vendor uses this space as a further bedroom.

Agent Note

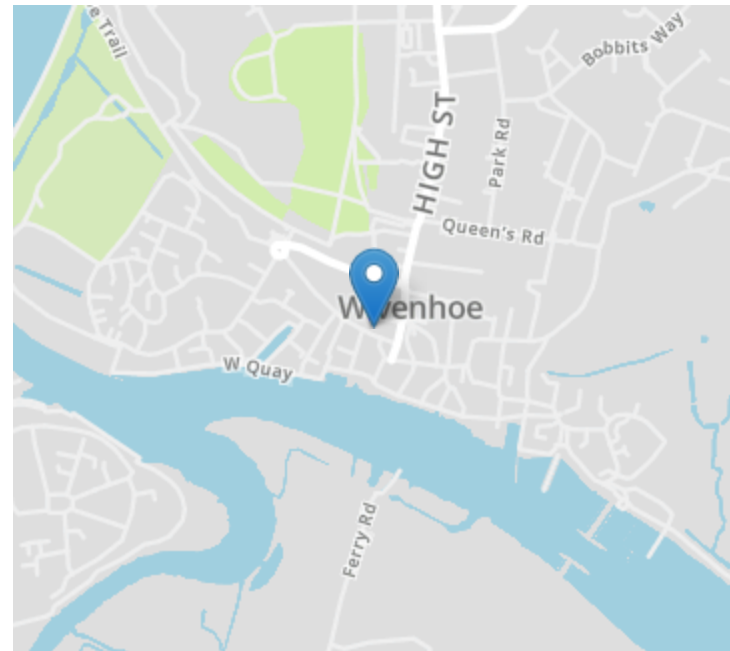
This property does not offer a garden.

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.