



- Sought After Position
- Period Features
- Three Bedrooms
- Shower Room & Bathroom
- Close to Waterfront and Quay
- Two Reception Rooms

## 7 Anglesea Road, Wivenhoe, Colchester, Essex. CO7 9JR.

\*\* Guide Price £350,000 - £360,000 \*\* A Charming period home in this sought after road within lower Wivenhoe and offering easy access to the mainline train station with fast links to London Liverpool Street in just over the hour, Waterfront and Quayside on the doorstep with all of Wivenhoe's wonderful pub's restaurants and amenities. Highlights of this property include large master bedroom with sundeck, two further bedrooms, first floor shower room, two reception rooms, modern kitchen, ground floor bathroom and rear garden. Offered for sale chain free.



# Property Details.

## Ground Floor

### Entrance Hall

With wood flooring, radiator, stairs to first floor with storage cupboard under, doors to.

### Lounge



12' 1" x 11' 7" (3.68m x 3.53m) Window to front, radiator, feature fireplace, open to dining room.

### Dining Room



12' 9" x 9' 10" (3.89m x 3.00m) Window to rear, radiator, feature fireplace, door to hallway.

## Kitchen



15' 7" x 9' 7" (4.75m x 2.92m) Tiled floor, radiator, two windows to side, door to side, a range of fitted units and drawers with worktops over, fitted sink, range cooker, space for dishwasher, space for fridge/freezer, door to boiler cupboard, door to bathroom.

### Bathroom

9' 5" x 8' 0" (2.87m x 2.44m) Window to side, in need of finishing but with the majority of the suite fitted.

## First Floor

### Landing

With loft access and doors to.

# Property Details.

## Master Bedroom



29' 5" x 9' 4" (8.97m x 2.84m) Originally forming a sail loft this spacious room offers door to sun deck. two windows to side, two radiators and ornate built wardrobe.

## Shower Room



Walk in shower enclosure, close coupled WC, vanity wash hand basin, tiled floor, tiled walls, ornate radiator and towel rail,

## Bedroom Two



16' 0" x 12' 0" (4.88m x 3.66m) Window to front, radiator, fitted shower cubicle currently unused.

## Outside

### Garden



## Bedroom Three



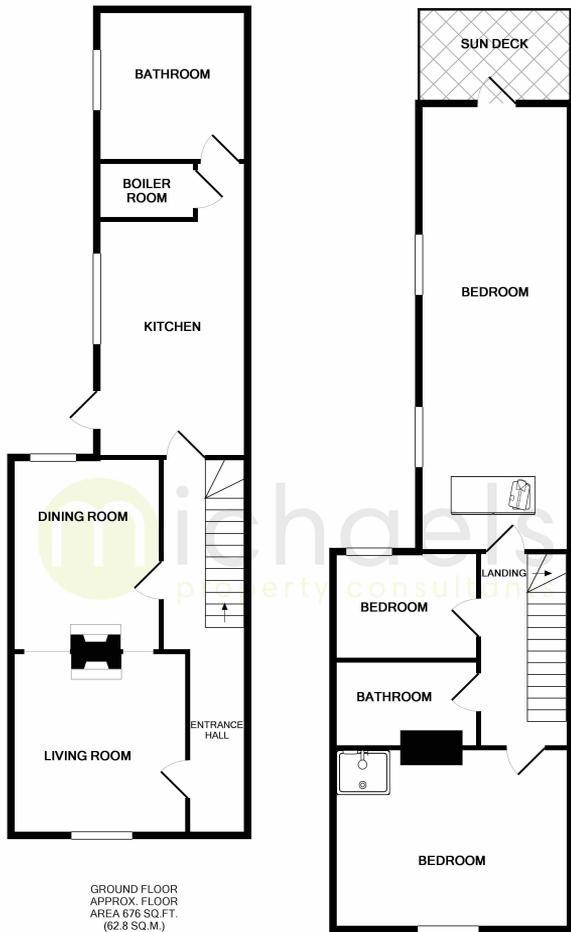
9' 5" x 6' 8" (2.87m x 2.03m) Window to rear, radiator.



With gated rear access, various shrubs and plants, mainly paved and ample space for seating.

# Property Details.

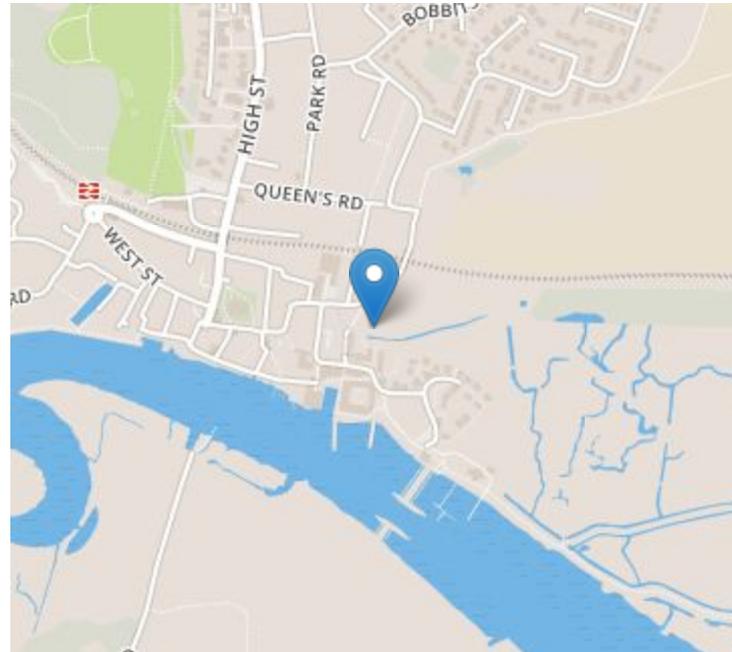
## Floorplans



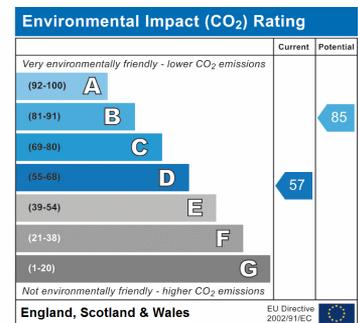
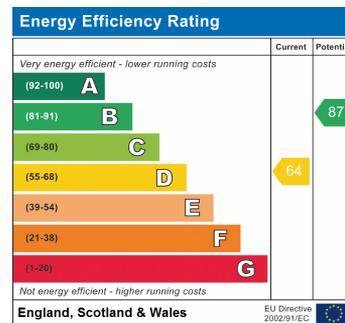
TOTAL APPROX. FLOOR AREA 1346 SQ.FT. (125.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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.