



- Chain Free Sale
- Popular Position
- Character Cottage
- Lots of Potential
- Courtyard Garden
- Studio

## 26 The Cross, Wivenhoe, Colchester, Essex. CO7 9QL.

A charming and character filled 18th Century cottage in this sought after central Wivenhoe position offering wonderful potential throughout. With exposed beams and studwork, red brick fireplace and inset log burner, feature wattle and daub panels, wood floorboards and many other quirky features this cosy cottage will offer the new owners lots of charm. On the top floor there is a bedroom, ground floor offers a lounge/diner, kitchen, lobby and shower room with a courtyard rear garden to include studio and sheds. Offered chain free.



# Property Details.

## Ground Floor

### Lounge/Diner



13' 2" x 9' 6" (4.01m x 2.90m) Accessed via a modern composite door this room offers heavily exposed beams and studwork, strip wood floors, red brick fireplace with inset burning stove and tiled hearth, storage cupboard, radiator, windows to front and side, door to.

### Kitchen



9' 2" x 7' 1" (2.79m x 2.16m) Window to rear, Velux window to rear, strip wood flooring, radiator, stairs to first floor, a range of fitted cupboards with worktops over, inset sink and drainer, spaces for appliances, tiled splashbacks, door to lobby, stairs rising to first floor.

### Lobby

Door to garden, door to shower room.

# Property Details.

## Shower Room



Windows to rear and side, shower cubicle, close coupled WC, wall hung wash hand basin, tiled walls, space for washing machine.

## First Floor

### Bedroom



11' 1" x 10' 0" (3.38m x 3.05m) Window to side, radiator, storage cupboard.

## Outside

### Studio



9' 2" x 6' 0" (2.79m x 1.83m) Accessed via Upvc door with windows to rear and side, power and light connected.

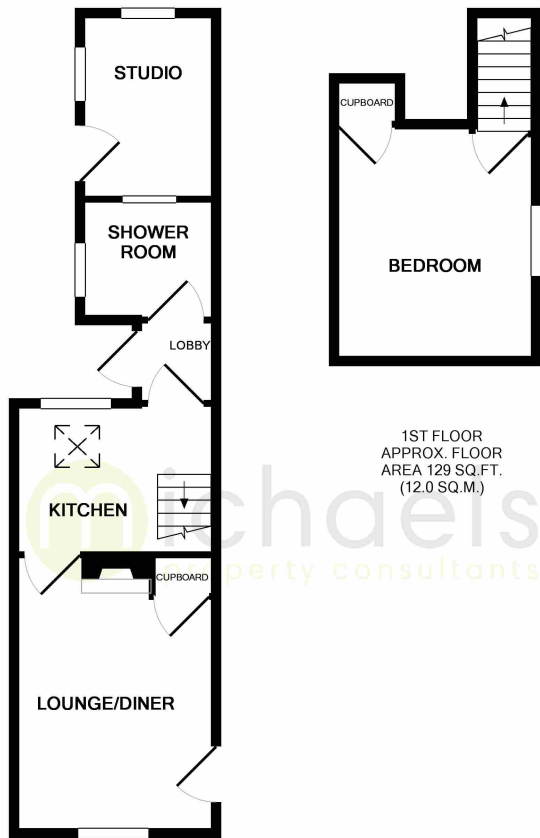
### Courtyard Garden



With gated side access, door to studio, two sheds.

# Property Details.

## Floorplans



1ST FLOOR  
APPROX. FLOOR  
AREA 129 SQ.FT.  
(12.0 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 302 SQ.FT.  
(28.0 SQ.M.)

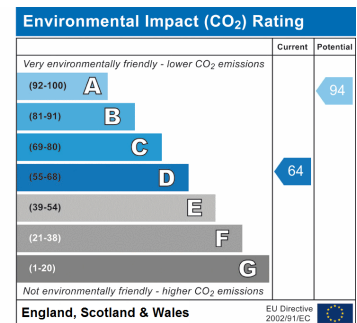
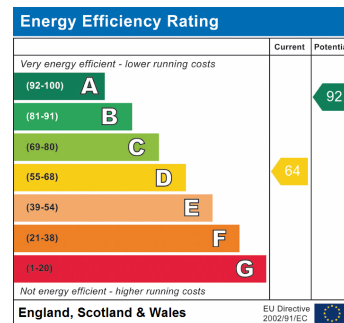
TOTAL APPROX. FLOOR AREA 431 SQ.FT. (40.1 SQ.M.)

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.