



- Two Bedroom Cottage
- Loft Room With Eaves Storage
- Double Glazed & Gas Central Heating
- No Onward Chain
- Walking Distance Of Train Station
- Positioned Close By To The Quay
- First Floor Bathroom
- Kitchen/Diner
- Court Yard Garden

3 Bath Street, Wivenhoe, Colchester, Essex. CO7 9DF.

****Guide Price £325,000-£350,000**** Tucked away in Lower Wivenhoe just a second from the waterfront proudly sits this charming Victorian cottage. Situated minutes from the mainline station with its fast links to London Liverpool Street and on the doorstep of Wivenhoe's Quayside and excellent local pubs, shops and riverside walks. The property highlights include two bedrooms, reception room, kitchen/diner, utility, two bedrooms, loft room and first floor bathroom along with a private court yard garden with its own access. Early viewing highly advised to fully appreciate what this chain free property has to offer.



Property Details.

Ground Floor

Reception Room



11' 6" x 11' 2" (3.51m x 3.40m) Wooden front door, radiator, panelled walls, cupboard housing gas and electric meter.

Kitchen/Diner



11' 6" x 10' 4" (3.51m x 3.15m) Double glazed window to rear, radiator, range of wall and base units, laminate worktop tiled splash back, stainless steel sink with left hand drainer, integrated gas hob, oven, space for slim line dish washer, dining area, stairs to first floor.

Utility Room

7' 01" x 6' 04" (2.16m x 1.93m) Double glazed window to rear, and UPVC door to side, wall mounted boiler, space for washing machine, fridge/freezer.

First Floor

Landing

Doors leading to:

Property Details.

Bedroom One



14' 4" x 8' 01" (4.37m x 2.46m) Double glazed windows to front, radiator.

Bedroom Two

15' 2" x 6' 04" (4.62m x 1.93m) Double glazed window to rear, radiator, stairs to loft room.

Loft Room



14' 01" x 11' 2" (4.29m x 3.40m) Velux window to rear, eaves storage, brick exposed feature wall.

Family Bathroom



Double glazed window to rear, radiator, airing cupboard panelled bath, low level WC, wash hand basin.

Outside

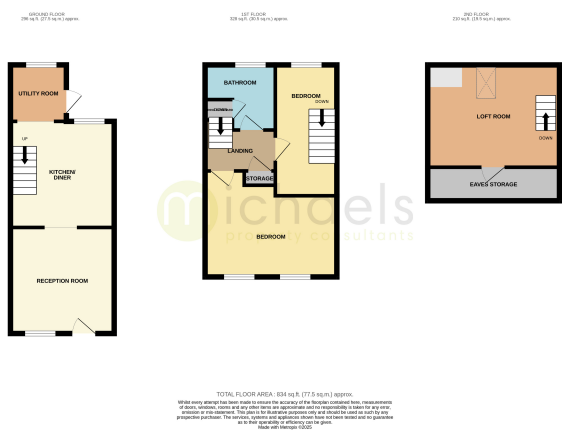
Courtyard Garden



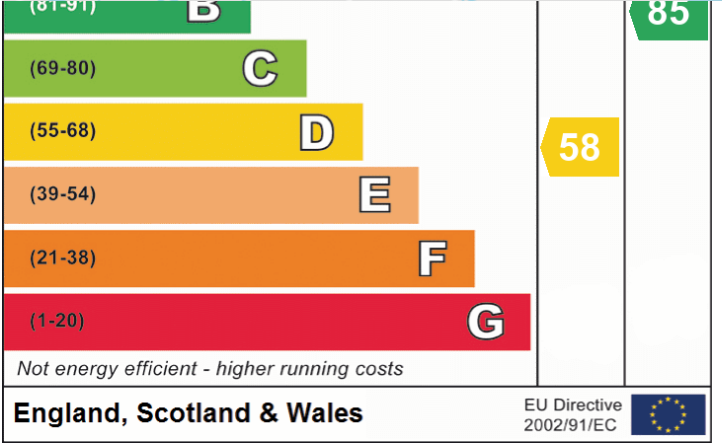
A beautiful low maintenance court yard garden laid to paving, storage unit, gated side access.

Property Details.

Floorplans



Location



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.