



- Stylish and Contemporary
- Chain Free
- Off Road Parking
- Private Garden
- Refurbished
- Ideal First Home
- Good Investment Opportunity
- Beautifully Presented

25 Alexandra Drive, Wivenhoe, Colchester, Essex. CO7 9SF.

A wonderfully refurbished quarter house in this most sought after position close by to Essex university in the sought after commuter Town of Wivenhoe. With the mainline station close by offering fast links to London Liverpool Street in just over the hour and now having been voted the "Best Place To Live In The East Of England" by The Sunday Times Wivenhoe does offer a brilliant community and lets not forget the gorgeous waterfront and quayside. This stylish home has been lovingly refurbished to offer cosy but beautiful accommodation, ample off road parking and a private garden and viewing is advised as it does feel better than new! Chain Free, fully rewired, new boiler and central heating system so come and get yourself booked in.



Property Details.

Ground Floor

Lounge/Diner



13' 2" x 10' 3" (4.01m x 3.12m) Windows to front and side, two contemporary radiators, wood effect flooring, smart heating thermostat, stairs to first floor and open plan to.

Kitchen



7' 2" x 5' 6" (2.18m x 1.68m) Window to front, wood effect flooring, a stylish range of fitted units and drawers with solid wood worktops over, inset sink, inset gas hob with extractor over, inset oven, space and plumbing for further appliances, recess for fridge/freezer and corner store cupboard under stairs.

First Floor

Half landing

With doors to.

Bedroom



13' 2" x 9' 1" (4.01m x 2.77m) Windows to front and side, contemporary radiator, panel effect walling, fitted wardrobe.

Shower Room



Obscure window to front, tiled walls and floor, heated towel rail, vanity wash hand basin, enclosed cistern WC, corner shower.

Property Details.

Outside

Brick Built Shed

Attached to the property with storage space and housing newly installed combination boiler.

Garden



Enclosed by fencing, all low maintenance with patio area, raised beds, outside power sockets.

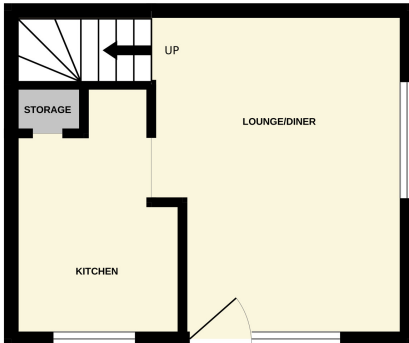
Parking

Off road parking for two vehicles to the front of the property.

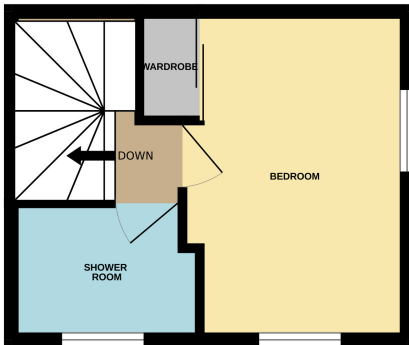
Property Details.

Floorplans

GROUND FLOOR
232 sq.ft. (21.6 sq.m.) approx.



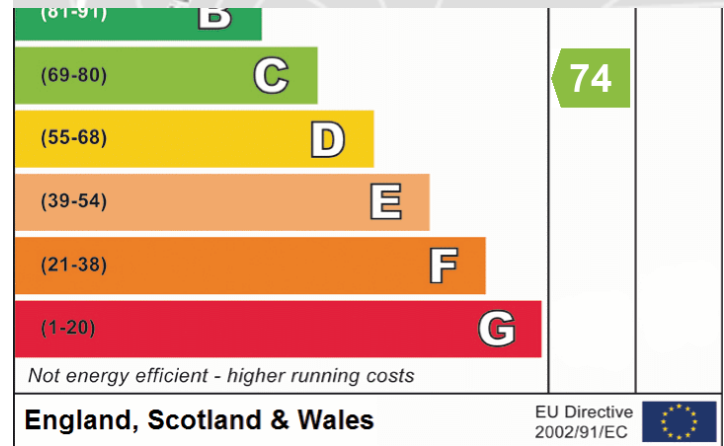
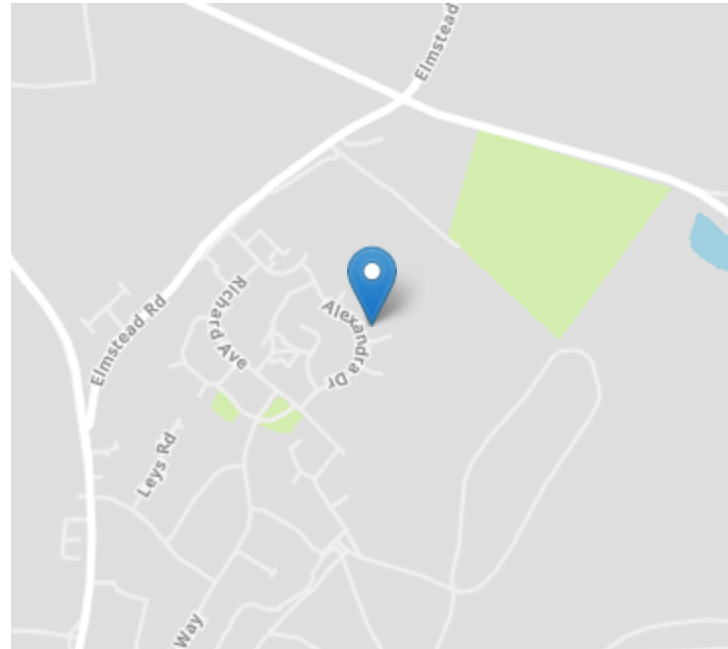
1ST FLOOR
232 sq.ft. (21.6 sq.m.) approx.



TOTAL FLOOR AREA : 464 sq.ft. (43.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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



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.