



- Detached Victorian Home
- No Onward Chain
- Off Road Parking
- Three/ Four Bedrooms
- Log Burner & Gas Central Heating
- Character Features
- Extended
- Private & Enclosed Rear Garden
- First Floor Bathroom & Ground Floor Shower Room
- Walking Distance Of Wivenhoe Quay & Train Station

## 74 The Avenue, Wivenhoe, Colchester, Essex. CO7 9PN.

A wonderful Victorian home filled with many original features and residing in a prominent central Wivenhoe position within easy reach of mainline railway station with fast links to London Liverpool Street in just over the hour. The property offers a charming entrance hall, three first floor bedrooms along with a nursey/home office, living room with bay window and fireplace, further reception room with feature fireplace, ground floor shower room and first floor bathroom, extended kitchen/diner over looking the generous rear garden, off road parking to the front aspect. All of this with good local amenities on the doorstep and the wonderful waterfront and quayside just minutes away. Having been well maintained and loved by the current vendors this property offers ready to move into living with further potential available for it's new owners.





# Property Details.

## Ground Floor

### Entrance Hall

Wooden front door, tiled floor, under stairs storage, doors leading to:

### Lounge



13' 1" x 11' 1" (3.99m x 3.38m) Window to front, bay window, wood floor, log burner with marble surround.

### Reception Room



12' 4" x 10' 3" (3.76m x 3.12m) Window to rear, radiator, fireplace with tiled hearth.

### Kitchen



10' 2" x 9' 2" (3.10m x 2.79m) Double glazed windows to side, range of wall and base units, laminate worktop, stainless steel sink, integrated dish washer, space for range style cooker, fridge/freezer, washing machine- all to remain.

### Dining Room

11' 6" x 13' 3" (3.51m x 4.04m) Double glazed French doors to rear, radiator.

### Shower Room



Double glazed window to front, inset spot lights, low level WC, wash hand basin, shower enclosure.

## First Floor

### Landing

Loft access, doors leading to:

# Property Details.

## Bedroom



16' 11" x 12' 7" (5.16m x 3.84m) Double glazed windows to rear and Velux windows, radiators, vaulted ceiling.

## Bedroom Room



13' 01" x 11' 01" (3.99m x 3.38m) Double glazed window to front, radiator, fireplace.

## Bedroom

12' 4" x 10' 3" (3.76m x 3.12m) Double glazed window to rear, radiator.

## Nursery/Office

6' 10" x 5' 0" (2.08m x 1.52m) Double glazed window to front, and radiator.

## Family Bathroom



9' 09" x 5' 7" (2.97m x 1.70m) Double glazed obscure window to side, free standing bath, towel radiator, low level WC and wash hand basin, ceiling fan, storage unit.

## Outside

### Rear Garden



Patio area, remainder laid to lawn, garden shed and side lean to storage, retained by privacy wall and fencing.

### Parking

Off road parking to the front aspect, pathway leading to the front door, side access to garden.

## Agent Note

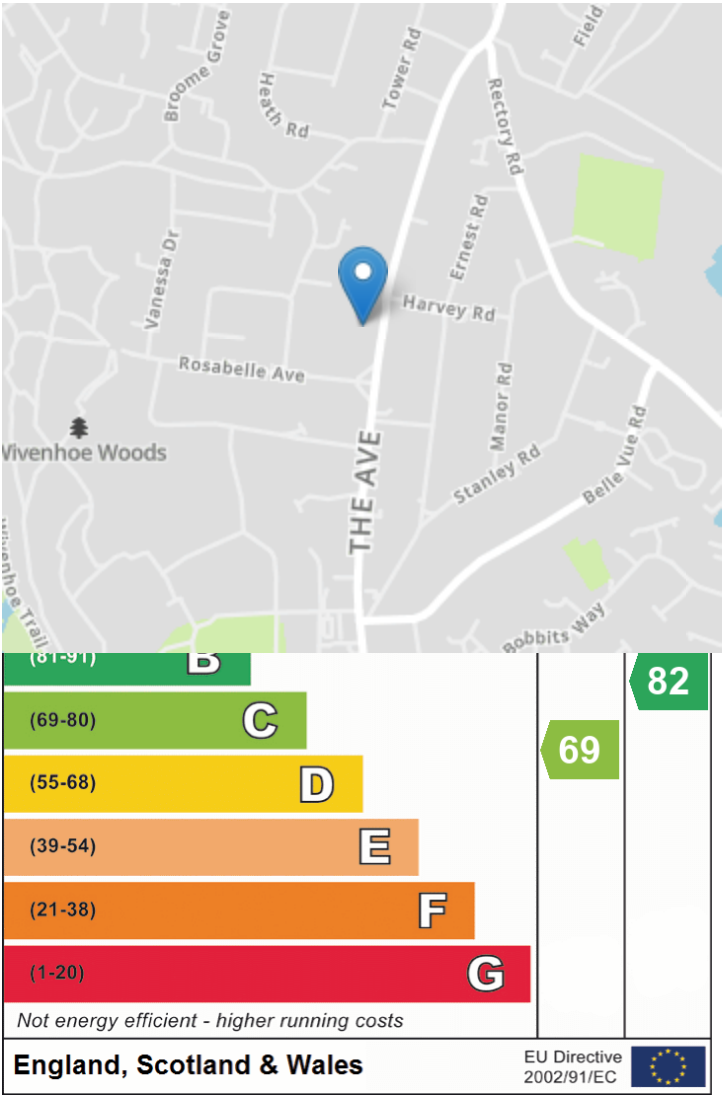
### Agent Note

11 Solar panels fixed to the property.

# 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.