



- Period Property
- Three Bedrooms
- Many Original Features Throughout
- Two Reception Rooms
- Two Bathrooms
- Courtyard Garden
- Well Presented Cottage
- Lower Wivenhoe

Westward, Hamilton Road, Wivenhoe, Colchester, Essex. CO7 9DU.

A beautifully presented and character filled three bedroom semi-detached house located within lower Wivenhoe with excellent access to Wivenhoe's array of locals shops, restaurants, pubs, quay and mainline train station with links to London Liverpool Street. Offering three bedrooms, two bathrooms, two reception rooms and a courtyard garden this beautiful period home must be viewed to be fully appreciated.



Property Details.

Ground Floor

Sitting Room



12' 7" x 11' 7" (3.84m x 3.53m) With double glazed sash window to front, radiator, strip wood floor, feature Victorian gas fireplace, door to lobby.

Lobby

Stairs to first floor and door to.

Dining Room



12' 9" x 12' 7" (3.89m x 3.84m) With double glazed sash window to rear, radiator, strip wood floor, large under stairs storage cupboard, built in storage and door to.

Kitchen



12' 1" x 6' 9" (3.68m x 2.06m) With double glazed window to side, door to side, tiled floor, a range of matching eye level and base units with drawers and wooden worktop over, tiled splashbacks, inset sink and drainer, integrated fridge/freezer and dishwasher, oven and gas hob with extractor hood over, door to.

Downstairs Shower Room



With obscure window to rear, tiled floor, heated towel rail, close coupled WC, wash hand basin, shower cubicle, space and plumbing for washing machine.

Property Details.

First Floor

Landing

With loft access, built in storage cupboards and doors to.

Bedroom One



12' 8" x 10' 1" (3.86m x 3.07m) With double glazed sash window to rear, radiator, strip wood floor, built in wardrobe.

Bedroom Two



12' 0" x 10' 0" (3.66m x 3.05m) With double glazed sash window to front, radiator, strip wood floor.

Bedroom Three

8' 9" x 6' 11" (2.67m x 2.11m) With double glazed sash window to front, radiator, original Victorian fireplace.

Bathroom



With double glazed obscure window to rear, radiator, low level WC, wash hand basin, panelled bath.

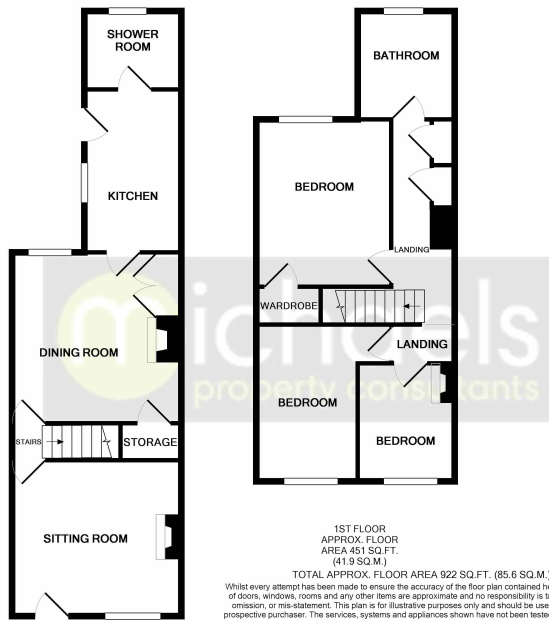
Rear Courtyard



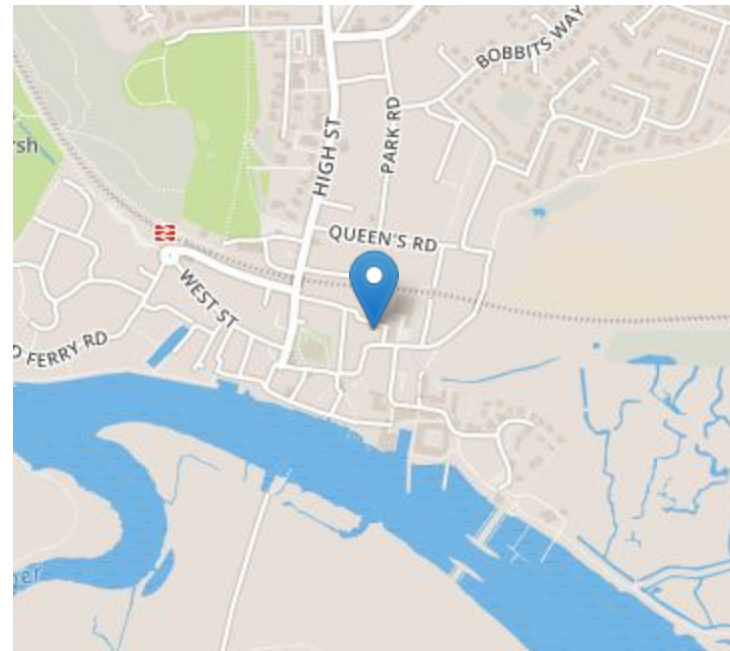
A beautiful and matured courtyard rear garden with various shrubs and plants, decking area to the rear of the courtyard suitable for an outdoor bistro set. Gated side passage giving side access and storage space.

Property Details.

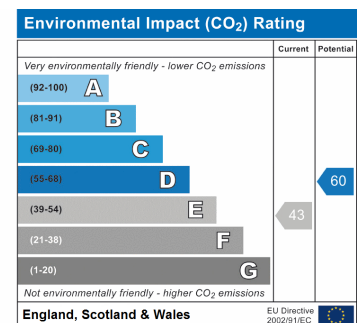
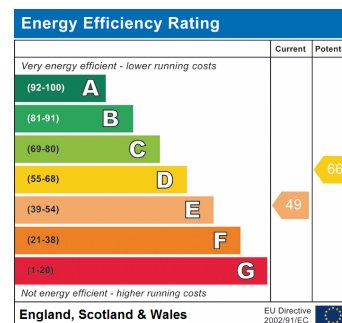
Floorplans



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.