



- Three Bedroom Semi Detached House
- No Onward Chain
- Garage & Off Road Parking
- Walking Distance Of Station
- Lower Wivenhoe Position
- Open Plan Living & Dining Area
- Kitchen
- Enclosed Rear Garden

**11 Old Ferry Road, Wivenhoe,  
Colchester, Essex. CO7 9SW.**

Pleasantly positioned in lower Wivenhoe is this three bedroom semi detached house. Located in the heart of the sought after town and offering any owner the luxury of being able to walk within seconds to the train station which is linked back into London Liverpool Street. Allowing access to Wivenhoe's many pubs, schools, university and even striking distance to its glorious riverfront. Internally the house has been well maintained some of its main highlights are an open plan living/dining room, separate kitchen, ground floor W/C, three well proportioned bedrooms, it also benefits from off road parking and a single garage. Viewings are strongly advised to appreciate everything this property has to offer.



# Property Details.

## Ground Floor

### Entrance Hall

3' 3" x 9' 9" (0.99m x 2.97m) Radiator, stairs up and doors to;

### Kitchen



### Kitchen

9' 4" x 9' 9" (2.84m x 2.97m) Window to front, range of eye and low level fitted units with work surface over, inset sink, tiled splash backs, space for washing machine, fridge freezer, built in single oven with gas hob and extractor over and radiator.

### Living Room



16' 6" x 15' 5" (5.03m x 4.70m) Window to rear, patio doors, radiator, feature fireplace access to storage cupboard under the stairs.

### Cloakroom



2' 9" x 6' 4" (0.84m x 1.93m) Window to front, radiator, wash hand basin and W/C

First Floor

# Property Details.

## First Floor

### Landing

Window to side, airing cupboard access, loft access and doors to;

### Bedroom One



9' 7" x 11' 11" (2.92m x 3.63m) Window to front, radiator, built in wardrobes.

### Bedroom Two



11' 2" x 9' 6" (3.40m x 2.90m) Window to rear, radiator.

### Bedroom Three

6' 9" x 8' 0" (2.06m x 2.44m) Window to rear, radiator.

### Family Bathroom



Window to front, paneled bath with shower head over, W/C, wash hand basin with vanity sink unit radiator.

### Outside

#### Rear Garden



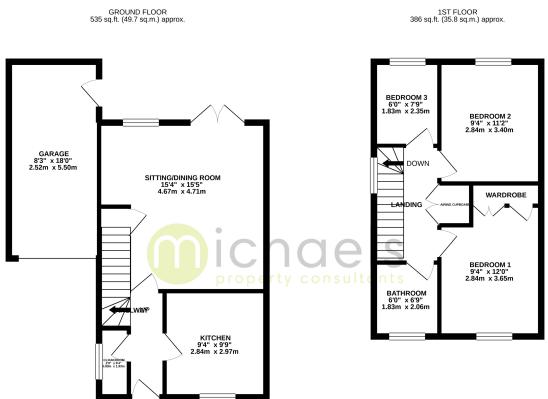
The garden is fully enclosed by fencing and consists of small trees, bushes and plants, as well as a small pond, mainly laid to lawn with a patio area.

#### Garage & Off Road Parking

Driveway creating off road parking, leading to the garage there is access through a single door into the garage via the garden.

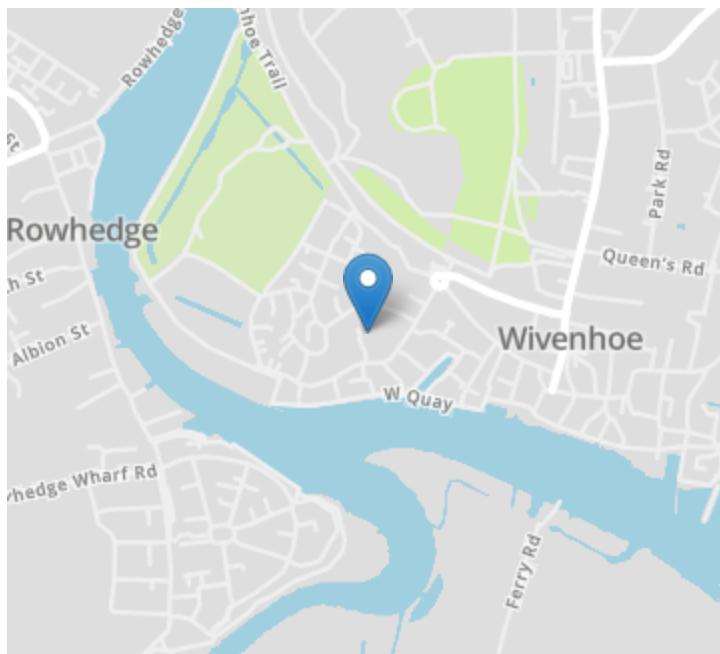
# Property Details.

## Floorplans

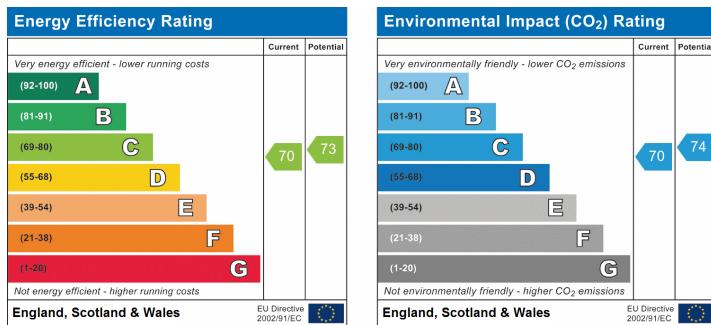


Whilst every effort has been made to ensure the accuracy of the floor plans shown, measurements are approximate and should be used as a guide only. The plans are for illustrative purposes only and should not be relied upon as they are not professional drawings. No liability can be accepted for any inaccuracies contained in the plans.

## 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.