



- No Chain
- Lounge
- Kitchen
- Close To Mainline Train Station
- Village Location
- Three Bedrooms
- Courtyard Garden

### 3 Foresters Court, The Avenue, Wivenhoe, Essex. CO7 9EA.

Offered chain free is this unique three bedroom town house with great access to Wivenhoe's local amenities being centrally positioned and of course the mainline train station with direct links to London Liverpool Street in just over the hour is close by. Accommodation over the three floors includes three bedrooms, lounge, kitchen, modern bathroom, courtyard garden and allocated parking. A potential great investment or family home internal viewings are highly advised.





# Property Details.

## Ground Floor

### Entrance Porch

With window to front and side, door to inner hallway.

### Hallway

With stairs rising to first floor and doors to.

### Lounge



18' 10" x 14' 0" (5.74m x 4.27m) With door to garden, window to rear, radiator, tv point and open to kitchen.

### Kitchen



10' 5" x 7' 6" (3.18m x 2.29m) With window to front, tiled floor, a range of fitted eye level and base units with drawers and worktops over, inset sink and drainer, tiled splashback, oven with electric hob and extractor hood over, space for fridge/freezer, space and plumbing for washing machine.

## First Floor

### Landing

With doors to.

### Bedroom



11' 9" x 10' (3.58m x 3.05m) With window to rear, radiator, built in wardrobes.

### Bedroom



10' 5" x 10' 5" (3.18m x 3.18m) With window to front, radiator, airing cupboard.

# Property Details.

## Bathroom



Modern bathroom suite with heated towel rail, tiled floor, 'P' shape bath with shower over, wash hand vanity basin, close coupled WC.

## Second Floor

### Landing

With door to bedroom.

### Bedroom



14' 2" x 10' 6" (4.32m x 3.20m) With window to rear, radiator, eaves storage.

## Outside

### Garden



Low maintenance courtyard rear garden.

### Parking



One allocated parking space and further parking available on street.

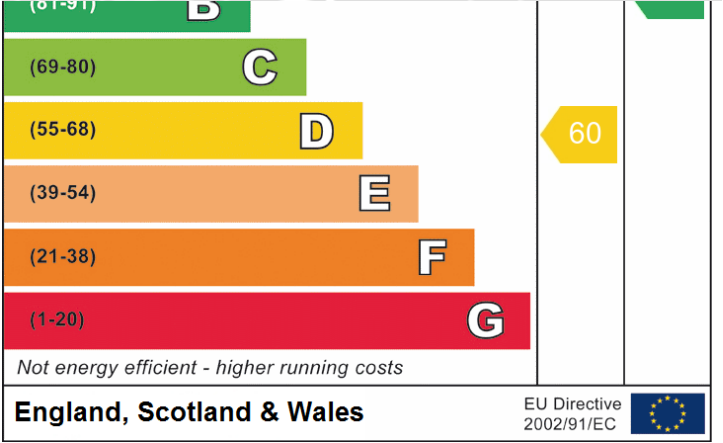
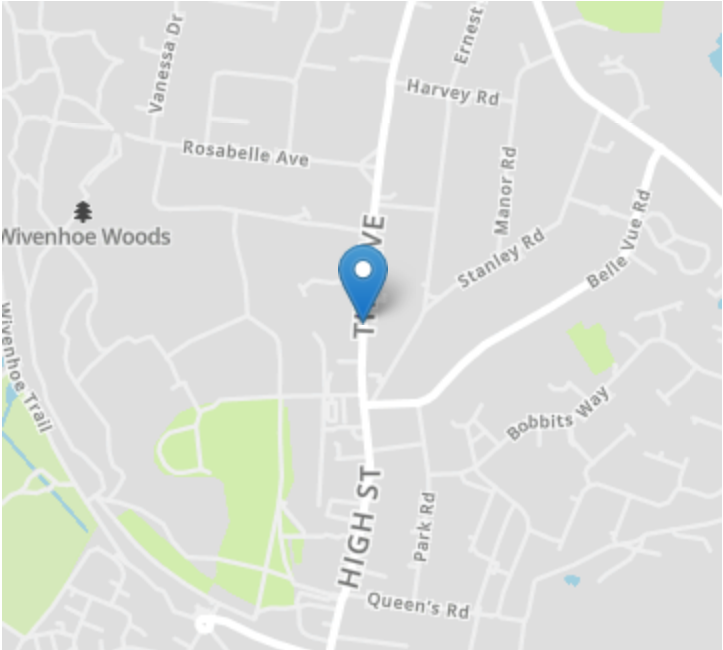


# Property Details.

## 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.