



- Town House
- Semi Detached House
- No Onward Chain
- Garage & Parking
- Private Garden
- Mainline Train Station Access
- River Views & Juliet Balcony
- Utility & Kitchen
- Family Bathroom, WC & Two En Suites

## 21 Walter Radcliffe Road, Wivenhoe, Colchester, Essex. CO7 9FF.

A charming semi detached townhouse in this idyllic position within lower Wivenhoe just a stones throw from the beautiful Quayside and River Colne. Built as part of the old Cooks Shipyard development. Highlights include, kitchen, utility room, reception and WC to the ground floor . On the first floor there is a lounge, bedroom and family bathroom then to the second floor, two double bedrooms and two en suites. Outside there is a rear garden, garage and private driveway. Ideally situated to offer excellent commuter access with a short walk along the riverside to the mainline station with fast links to London Liverpool Street in just over the hour, on the doorstep are excellent amenities to include pubs, shops, restaurants, doctors and good schools.





# Property Details.

## Ground Floor

### Entrance Hall

11' 5" x 8' 6" (3.48m x 2.59m) Front door, inset floor mat, inset spot lights,

### WC

WC, wash hand pedestal basin, tiled splash back, radiator.

### Utility

8' 4" x 5' 9" (2.54m x 1.75m) Inset spot lights, laminate worktop, stainless steel sink, space for washing machine/ tumble dryer.

### Kitchen/ Diner



14' 11" x 13' 0" (4.55m x 3.96m) Double glazed window to rear, French doors, inset spot lights, fitted kitchen including a range of wall and base units, laminate worktop, integrated oven, hob, dish washer, stainless steel sink, cooker hood, space for fridge/freezer. Open plan onto the dining area.

## First Floor

### Landing

Window to front, radiator, stairs to first floor.

## Lounge



14' 10" x 13' 2" (4.52m x 4.01m) Double glazed windows to rear, radiator.

## Bathroom

8' 4" x 5' 9" (2.54m x 1.75m) Inset spot lights, tiled walls, wash hand basin, paneled bath, low level WC.

## Second Floor

### Landing

Loft access, doors leading to:

### Bedroom



14' 11" x 13' 9" (4.55m x 4.19m) Double glazed windows to rear, two radiators, door leading to:

### En Suite

Part tiled walls, inset spot lights, low level WC, wash hand basin, shower cubicle.

### Bedroom

14' 10" x 12' 0" (4.52m x 3.66m) Double glazed Juliet balcony, radiator.

# Property Details.

## En Suite

Part tiled walls, inset spot lights, low level WC, wash hand basin, shower cubicle.

## Outside

### Rear Garden



Enclosed rear garden with patio area, foot path to the rear gated leading to the garage & driveway, remainder laid to lawn.

## Garage & Parking



Garage with up and over door, parking in front.

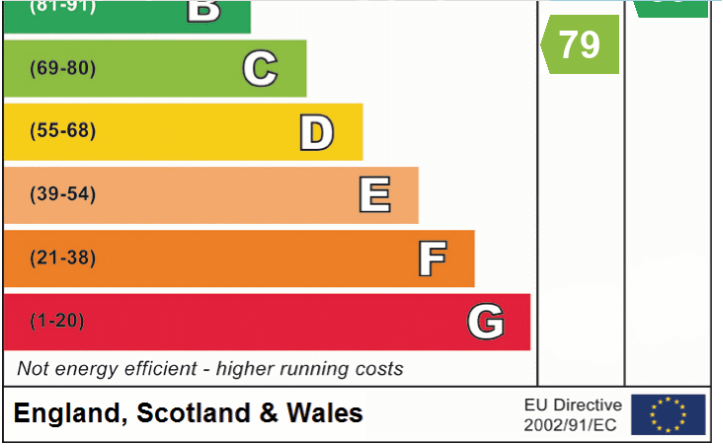
# Property Details.

## Floorplans



We have every effort to ensure the accuracy of the floorplans contained here, measurements of space, distance, volume and the plan for the purposes of the property. However, we do not warrant the accuracy of the floorplans, measurements, volume and the plan for the purposes of the property. The floorplans, measurements, volume and the plan for the purposes of the property are for information only and should not be relied upon for the purposes of the property. The floorplans, measurements, volume and the plan for the purposes of the property are for information only and should not be relied upon for the purposes of the property.

## 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.

