



- Accommodation Across Three Floors
- Walking Distance Of Wivenhoe Quay & Train Station
- Accommodation Across Three Floors
- Integral Garage & Parking
- Five Bedrooms
- En Suite, Family Bathroom, Shower Room & WC
- Kitchen With Island
- Open Plan Dining Room
- Lounge
- Lower Wivenhoe Position

2 Admirals Walk, Wivenhoe, Colchester, Essex. CO7 9SZ.

Pleasantly positioned in lower Wivenhoe is this five bedroom semi detached house. Within seconds walk 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 includes lounge, Kitchen/Diner, five bedrooms, en suite, family bathrooms, and integral garage. It also benefits from off road parking. Viewing highly advised. Guide price £400,000 - £425,000.



Property Details.

Ground Floor

Entrance Hall

3' 0" x 5' 6" (0.91m x 1.68m) radiator, doors to;

WC

2' 9" x 5' 2" (0.84m x 1.57m) Window to side, radiator, W/C and wash hand basin.

Living Room



13' 5" x 15' 0" (4.09m x 4.57m) Window to front, radiator and door to;

Kitchen/Dining Room



16' 6" x 11' 2" (5.03m x 3.40m) Windows and doors to rear, radiators, range of eye and low level fitted units with work surface over, inset spot lighting, inset ceramic butler sink, built in single oven/grill, built in microwave, integrated fridge, centre island with storage units and work surface and induction hob with extractor fan over, access to under stairs storage cupboard and door into garage.

First Floor

Landing

Doors to;

Master Bedroom



12' 8" x 9' 5" (3.86m x 2.87m) Window to front, radiator, built in wardrobes, door to;

En-suite



4' 10" x 5' 1" (1.47m x 1.55m) W/C, radiator, wash hand basin, single shower.

Bedroom Three

9' 5" x 10' 6" (2.87m x 3.20m) Window to rear, radiator, access to built in wardrobe.

Bedroom Five/Dressing Room

9' 6" x 6' 10" (2.90m x 2.08m) Window to front, radiator.

Property Details.

Family bathroom



6' 5" x 6' 2" (1.96m x 1.88m) Window to rear, radiator, wash hand basin with vanity sink unit, single panelled bath.

Landing

Doors to:

Bedroom Two



11' 7" x 9' 9" (3.53m x 2.97m) Window to rear, radiator.

Bedroom Four

10' 1" x 12' 6" (3.07m x 3.81m) Velux window to front, radiator, eaves storage and airing cupboard.

Shower Room

5' 2" x 7' 0" (1.57m x 2.13m) Window to rear, radiator, W/C, wash hand basin, walk in double shower.

Outside

Garden



Mainly laid to lawn, decking area, side access.

Off Road Parking & Garage



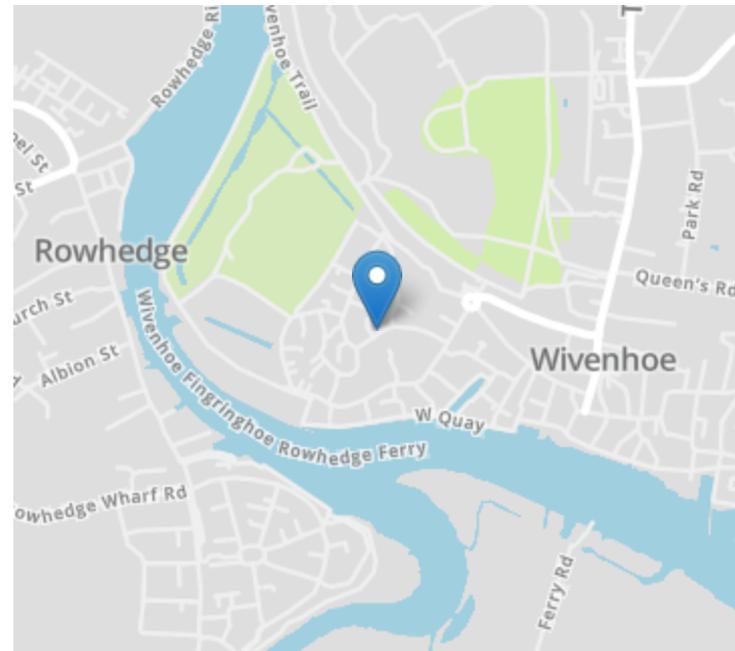
Off road parking positioned in front of the garage, the garage has power.

Property Details.

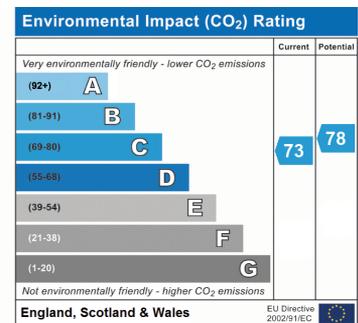
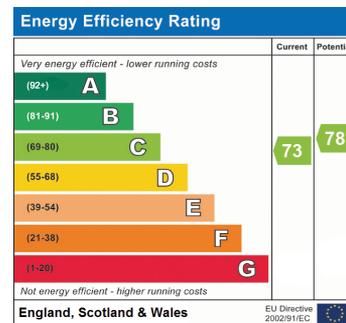
Floorplans



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.