



12 Ernest Road, Wivenhoe, Colchester, Essex. CO7 9LG.

****Guide Price £325,000-£350,000**** A beautifully presented Victorian semi-detached home with off road parking in this wonderful sought after road in central Wivenhoe within easy reach of good local shops and amenities. With Essex University and Wivenhoe train station on your doorstep which has fast links to London Liverpool Street in just over the hour. This charming home offers two first floor bedrooms and bathroom, ground floor wet room, two reception rooms with high callings and picture rails, with one also having a fireplace with log burner feature, recently fitted kitchen, utility and great garden all finished to a lovely standard and retaining many original features. Please call the sales team today to arrange your viewing.

- Semi Detached Cottage
- Two Bedrooms
- Off Road Parking
- Rear Garden With Summer House
- First Floor Bathroom & Wet Room
- Two Reception Rooms
- Period Features
- Recently Modernised By The Current Owner
- Walking Distance Of Wivenhoe Train Station
- Double Glazed & Central Heating
- Under Floor Heating/ Gas Central Heating



Property Details.

Ground Floor

Living Room



11' 09" x 11' 05" (3.58m x 3.48m) UPVC front door, double glazed window to front, radiator, log burner, TV point.

Inner Hall

Electric meter, wall mounted fuse box, stairs to first floor.

Dining Room



11' 11" x 11' 05" (3.63m x 3.48m) Double glazed window to rear, radiator, under stairs storage with light, TV point.

Kitchen



8' 11" x 7' 04" (2.72m x 2.24m) Double glazed window to side, stable UPVC door, under floor heating, part tiled walls, fitted shaker style kitchen with a range of wall and base units, under counter lights, integrated cooker, gas hob, fridge, dish washer, stainless steel sink with right hand drainer.

Utility

7' 09" x 6' 06" (2.36m x 1.98m) Double glazed window to rear, tiled floor, ceiling fan, tiled splash back, wall mounted boiler, space for freezer and washing machine.

Wet Room



7' 01" x 3' 0" (2.16m x 0.91m) Tiled floor, low level WC, wash hand basin, wall mounted shower.

First Floor

Landing

Cast iron fireplace, loft access, (boarded, power and insulated) doors leading to:

Property Details.

Bedroom One



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11' 09" x 11' 05" (3.58m x 3.48m) Double glazed window to front, radiator, cast iron fireplace, TV point, built in storage.

Bedroom Two



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11' 05" x 7' 08" (3.48m x 2.34m) Double glazed window to rear, radiator, TV point.

Family Bathroom



9' 08" x 7' 04" (2.95m x 2.24m) Double glazed obscure window to rear, radiator, part tiled walls, panelled bath with over head shower, bidet, low level WC, airing cupboard.

Outside

Driveway

Driveway positioned to the side of property creating off road parking.

Garden



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A generous garden mainly laid to lawn, patio area, summer house with power, retained by privacy fencing and mature shrubs.

Property Details.

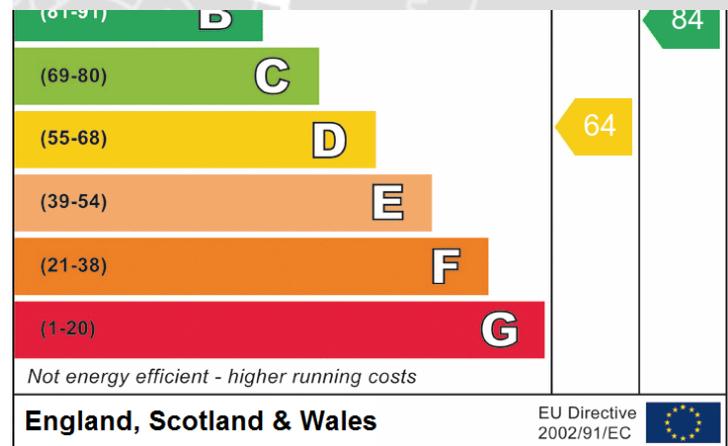
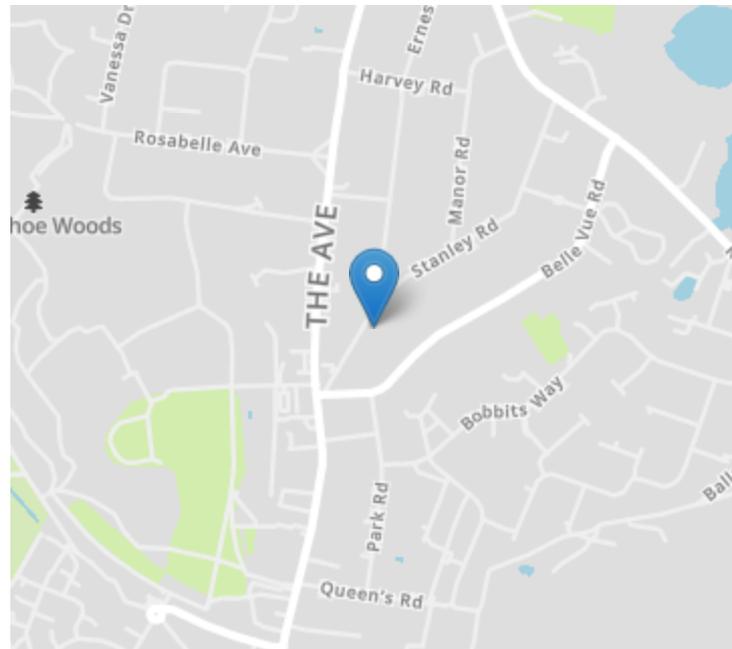
Floorplans



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CO79LG
TOTAL FLOOR AREA: 827 sq ft. (77.7 sqm) approx.
We have carried out a visual inspection of the property and based on our measurements of floor, window, doors and any other items we are providing an estimate of energy performance. This does not constitute a formal energy assessment or energy certificate. The data for this assessment is provided as a guide only and should not be relied upon for the purchase of a property. The services provided are subject to the conditions and to guarantee as to the quantity or efficiency can be given. Please refer to the EPC.

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.

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