



- Victorian Bay Front House
- Two Double Bedrooms
- First Floor Bathroom
- Offered For Sale With No Onward Chain
- Popular Position
- Two Reception Room
- Close By To Wivenhoe Train Station & Bus Stop
- Gas Central Heating & Double Glazing

108 The Avenue, Wivenhoe, Colchester, Essex. CO7 9PP.

A charming bay fronted Victorian terraced home situated in a central position within Wivenhoe being ideal for station access along with good links to Liverpool Street also close by to the wonderful waterfront and quayside. This sought after home offers ample space from its two receptions, kitchen, family bathroom, two bedrooms. The rear garden is private and secluded with good outside space with side access. Offered for sale with no onward chain. Guide price £325,000- £350,000.



Property Details.

Ground Floor

Living Room

13' 6" x 11' 3" (4.11m x 3.43m) Double glazed bay fronted window to front with shutters, radiator, gas fireplace.

Dining Room



14' 2" x 13' 7" (4.32m x 4.14m) Double glazed window to rear, radiator, wooden floor, fitted storage units, Rayburn gas stove.

Kitchen



12' 7" x 7' 7" (3.84m x 2.31m) Double glazed window and door to side, inset spot lights, fitted shaker style kitchen, laminate worktops, integrated washing machine, dish washer, electric oven, gas hob, cooker hood and fridge freezer, inset sink.

First Floor

Landing

Loft access, radiator, fitted storage, doors leading to:

Property Details.

Bedroom One



13' 6" x 11' 3" (4.11m x 3.43m) Double glazed window to front, radiator, fitted storage, cast iron fireplace.

Bedroom Two



14' 2" x 13' 7" (4.32m x 4.14m) Double glazed window to rear, radiator.

Family Bathroom



Double glazed obscure window to rear, radiator, part tiled walls, paneled bath with over head shower, low level WC, storage cupboard housing boiler, cast iron fireplace.

Outside

Rear Garden



Private rear garden, with mature shrubs, trees, shed and summer house retained by fencing, side access to the rear of the garden.

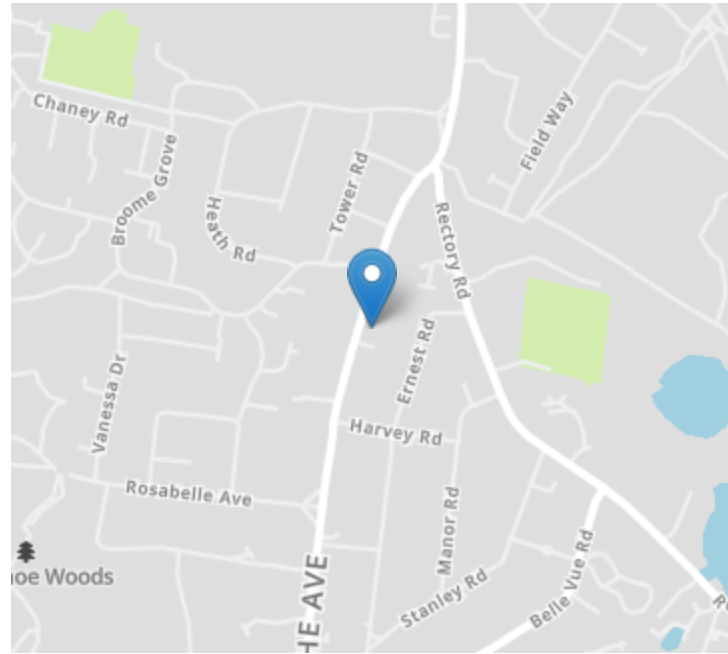
Property Details.

Floorplans



TOTAL FLOOR AREA: 856 sq ft (79.21 sq m) approx.
While every effort has been made to ensure the accuracy of the floorplans and measurements, we cannot accept any liability for errors or omissions. The plans are for illustrative purposes only and should be used as a guide only. No responsibility is accepted for any errors or omissions. Made with Mapbox OS24

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.