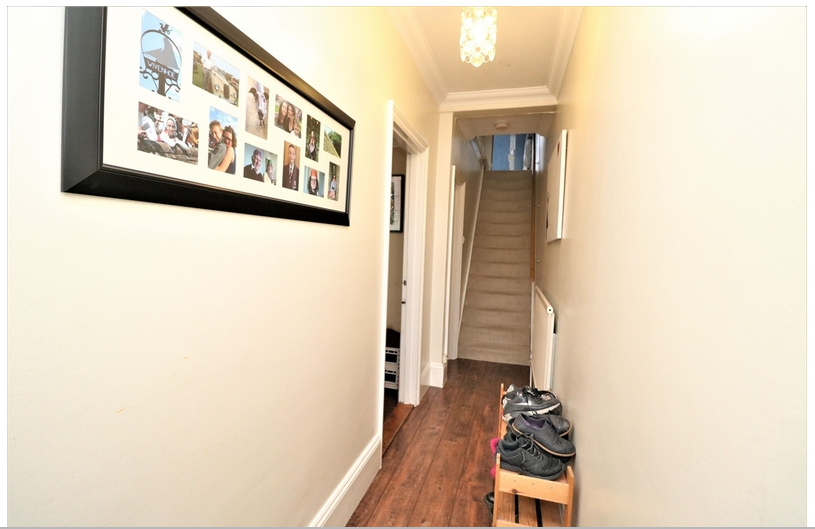




- Victorian Semi-Detached
- Three Double Bedrooms
- Two Reception Rooms
- Open Plan Kitchen/Diner
- Many Original Features
- Good Sized Rear Garden
- Prominent Position

### 38 The Avenue, Wivenhoe, Colchester, Essex. CO7 9AH.

A Charming and Elegant Victorian Three bedroom semi-detached home in this prominent position on The Avenue in Wivenhoe. Offering many beautiful original features throughout this home offers three double bedrooms, two reception rooms, open plan kitchen/diner, conservatory, large bathroom and a good sized rear garden. Being within minutes of train station and fast links to London Liverpool Street and of course the Quayside and Waterfront with all its beautiful walks and views. Essex University is close by and Colchester Town Centre is minutes away by Bus, Car or Train. Internal inspections are highly recommended to truly appreciate this outstanding Victorian home.





# Property Details.

## Ground Floor

### Entrance Hall

With Karndean flooring, radiator, stairs rising to first floor and doors to:

### Sitting Room



12' 4" x 14' 8" (3.76m x 4.47m) With bay window to front, radiator, Karndean flooring, feature open fireplace, bi-folding doors to living room.

### Living Room



12' 10" x 12' 9" (3.91m x 3.89m) With French doors to rear, radiator, Karndean flooring, multi fuel burner, doors to:

### Cloakroom

With Karndean flooring, low level WC, wash hand basin, tiled splashback.

## Dining Room



10' 6" x 8' 1" (3.20m x 2.46m) With sash window to side, Karndean flooring, radiator, spotlights, open to kitchen.

## Kitchen



11' 6" x 8' 8" (3.51m x 2.64m) With sash window to side, Karndean flooring, spotlights, a range of matching eye level and base units with wooden worktops over, tiled splashbacks, inset one and a half sink and drainer, double oven, gas hob with extractor hood over, space for fridge/freezer, space for dishwasher, door to conservatory.

## Conservatory



11' 6" x 6' 7" (3.51m x 2.01m) With French doors to side, doors to:



# Property Details.

## Utility Room

6' 4" x 4' 7" (1.93m x 1.40m) With Velux window, space for washing machine and freezer, inset sink and drainer.

## Utility Room Two/Storage

4' 3" x 4' 7" (1.30m x 1.40m) With window to rear, space for tumble dryer and storage.

## First Floor

## First Floor Landing

With stairs rising to second floor with storage under, doors to:

## Bedroom One



12' x 16' (3.66m x 4.88m) With two sash windows to front, two radiators.

## Bedroom Two



12' 9" x 9' 10" (3.89m x 3.00m) With sash window to rear, radiator, original feature fireplace.

## Bathroom

With sash window to rear, tiled floor and part tiled walls, original feature fireplace, Jacuzzi bath, low level WC, Bidet, wash hand basin.

## Second Floor

## Second Floor Landing

With window to rear, loft access, door to:

## Bedroom Three



15' 5" x 14' (4.70m x 4.27m) With two Velux windows, window to rear, radiator.

## Garden



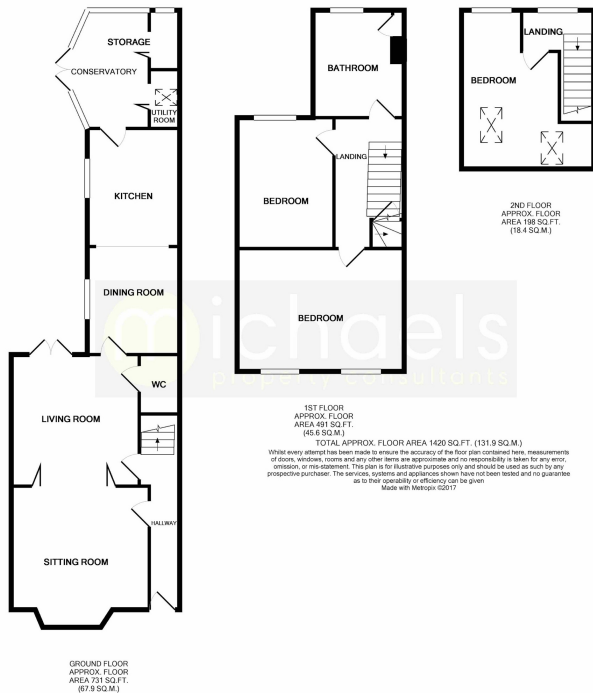
With a patio area and lawn, outside tap, outside double socket, enclosed by fencing with gated side access, summerhouse to remain.

## Parking

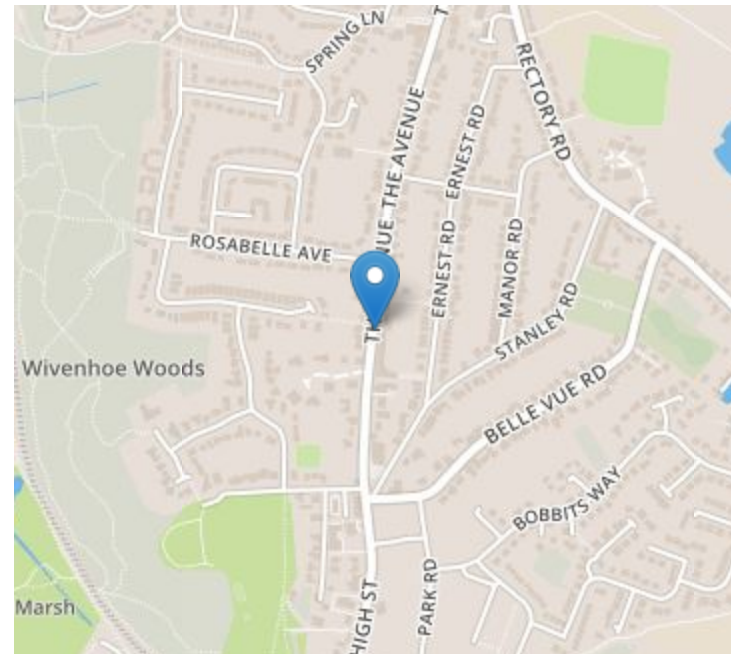
On Street Parking Available.

# Property Details.

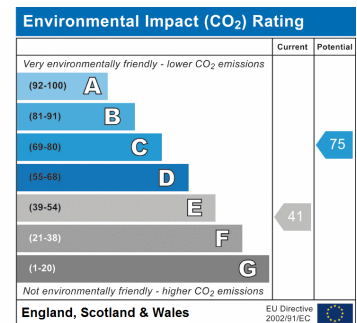
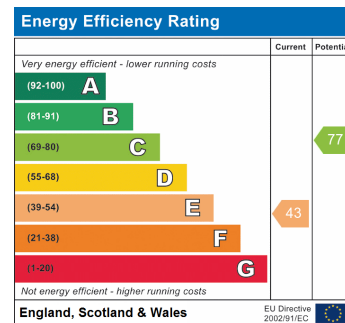
## Floorplans



## 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.