



- Ground Floor Apartment
- Two Bedrooms
- Garage
- Allocated Parking
- Communal Garden
- Minutes Walk To Wivenhoe Train Station
- Lower Wivenhoe Position
- No Onward Chain
- Long Lease And Share of Freehold

3 Mulberry Harbour Way, Wivenhoe, Colchester, Essex. CO7 9TB.

Rarely available in lower Wivenhoe, a beautifully positioned ground floor apartment within minutes of the waterfront and mainline train station. Located in a quiet cul-de-sac, it offers two bedrooms, bathroom, living/dining room, kitchen, garage, parking and communal garden. To fully appreciate what this property has to offer call the sales team to arrange your viewing. Offered for sale with no onward chain.



Property Details.

Living Accommodation

Entrance Lobby

11' 01" x 6' 07" (3.38m x 2.01m) Wooden front, radiator, airing cupboard, storage cupboard, ceiling smoke alarm.

Shower Room



8' 08" x 7' 11" (2.64m x 2.41m) Double glazed obscure window to side, radiator, part tiled walls, shower enclosure, vanity unit, low level WC.

Living Room

14' 0" x 13' 01" (4.27m x 3.99m) Double glazed windows to front and French doors opening onto front communal garden. radiator, arch way leading to:

Kitchen



8' 11" x 7' 10" (2.72m x 2.39m) Double glazed window to front, fitted kitchen, including a range of wall and base units, tiled splash back, laminate worktop, inset one and half bowl sink, cooker, gas hob, over head cooker hood, space for washing machine, fridge/freezer.

Bedroom 1



13' 05" x 9' 0" (4.09m x 2.74m) Double glazed bay window to rear, radiator, double fitted wardrobe.

Bedroom 2



10' 11" x 6' 09" (3.33m x 2.06m) Double glazed window to rear, radiator.

Property Details.

Outside

Off Road Parking & Garage

Block paved driveway, off road parking Infront of garage, garage with Up & Over door.

Communal Garden

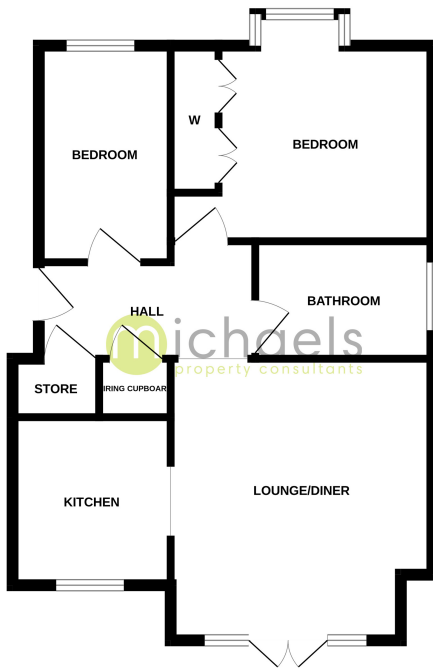


A private enclosed communal garden laid to lawn, mature shrubs.

Property Details.

Floorplans

GROUND FLOOR
584 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA: 584 sq.ft. (54.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metrage G2023

Location



(81-91)	D		
(69-80)	C	76	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.