



- Town House
- Offering Flexible Accommodation
- Four Bedrooms
- Kitchen/ Diner
- Lounge
- Cloak Room, Family Bathroom & En Suite
- Low Maintenance South/West Facing Garden
- Garage & Carport

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

Guide Price: £450,000 - £475,000 - A charming town house positioned in the popular village of Wivenhoe with easy access to the local river and countryside walks, as well also under a 5 minute walk of the train station with links to London Liverpool Street. The accommodation highlights include four bedrooms, en suite, family bathroom and WC, kitchen/diner, flexible accommodation over three levels, the south west facing garden has been landscaped and also offers rear access to the carport and garage. Early viewing fully advised to fully appreciate what the property has to offer.



Property Details.

Entrance Hall

Entrance front door, stairs to first floor and doors leading to:

WC

Radiator, tiled floor, part tiled walls, vanity unit and low level WC.

Ground Floor Bedroom/Study



8' 9" x 8' 2" (2.67m x 2.49m) Double glazed sash window to front, shutters and radiator.

Kitchen/Diner



15' 5" x 12' 5" (4.70m x 3.78m) Double glazed sash window to rear, back door opening onto the garden, tiled floor, fitted kitchen including a range of wall and base units, laminate worktop, tiled splash back, integrated stainless steel sink with right hand drainer, dish washer, fridge/freezer, space for cooker and over head cooker fan.

First Floor Landing

Built in airing cupboard, stairs rising to second floor and doors to:

Bedroom



12' 4" x 11' 0" (3.76m x 3.63m) Two double glazed sash windows to front with shutters and radiator.

Lounge



15' 6" x 12' 5" (4.72m x 3.78m) Double glazed sash windows to rear and radiator.

Second Floor Landing

Doors leading to:

Property Details.

Bedroom



12' 4" x 11' 10" (3.76m x 3.61m) Double glazed sash window to rear with shutters, two radiators, ceiling fan light and double fitted wardrobes.

En Suite



Towel rail, tiled floor and walls, low level WC, vanity unit and shower enclosure.

Bedroom

12' 2" x 8' 9" (3.71m x 2.67m) Double glazed sash window to front with shutters and two radiators.

Family Bathroom



Inset spot lights, towel rail, tiled floor, part tiled walls panelled bath with over head shower, low level WC and vanity unit.

Outside

Garage & Carport

Garage with up and over door and car port for one vehicle.

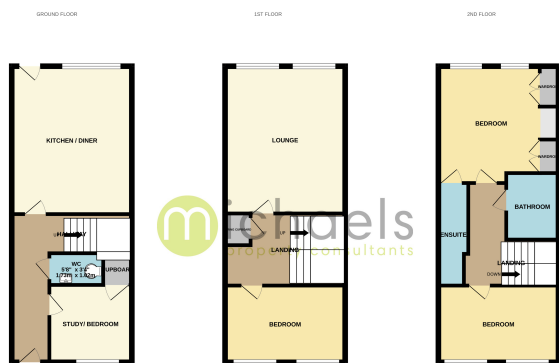
Rear Garden



A beautifully low maintenance rear garden mainly laid to patio, area laid to lawn, stepping stone foot path leading to rear gated access and retained by privacy fencing.

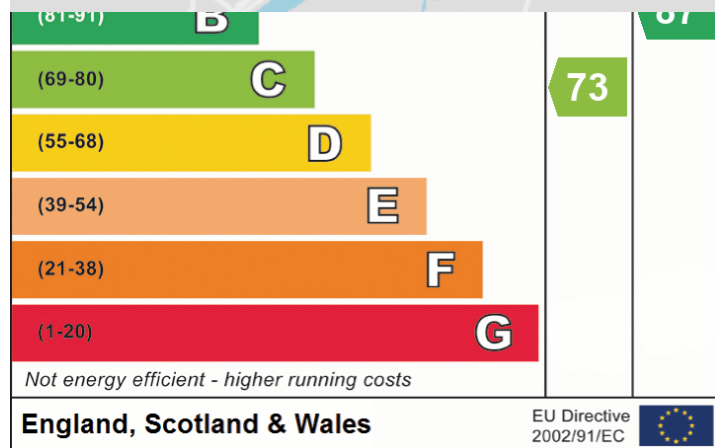
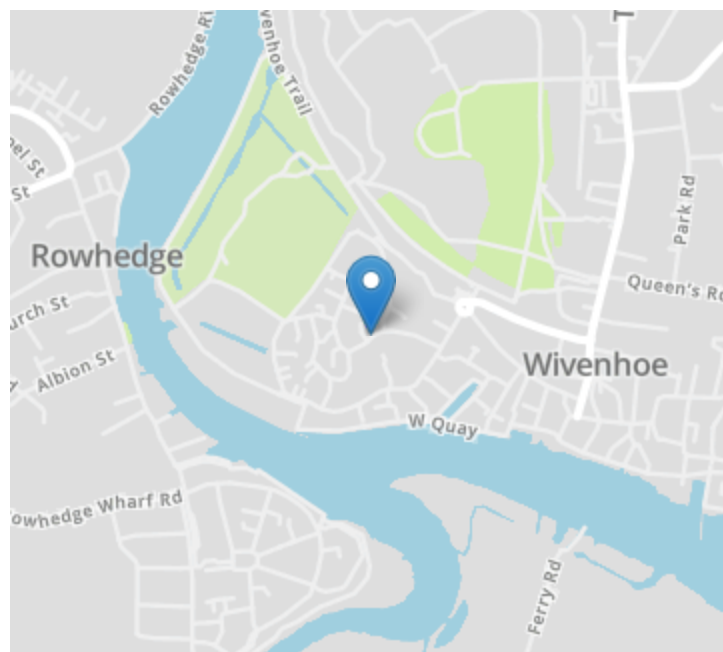
Property Details.

Floorplans



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of space, volumes, areas and the other data are approximate and do not necessarily conform to any particular standard or code of practice. The plans are for guidance purposes only and should not be used as a basis for any construction or other work. The services, systems and appliances shown may not have been tested and are provided as a guide only. The plans are for guidance purposes only and should not be used as a basis for any construction or other work. The services, systems and appliances shown may not have been tested and are provided as a guide only.

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.