



- Close To River And Quay
- Ground Floor Maisonette
- Allocated Off Road Parking
- Two Bedrooms
- En-Suite & Bathroom
- Gas Central Heating

## 5 St Johns Road, Wivenhoe, Colchester, Essex. CO7 9DR.

A brilliant ground floor maisonette close by to the river and quayside in lower Wivenhoe. Offered for sale with no onward chain and just a short stroll to mainline station with fast links to London Liverpool Street in just over the hour is this charming two bedroom home with en-suite, gas central heating, sash windows, family bathroom, modern kitchen and off road parking.

In summary, this ground floor maisonette offers a fantastic opportunity to own a lovely home in a beautiful location, with all the practical features needed for modern living. Don't miss the chance to explore this wonderful property – contact us today to arrange a viewing and experience all that this Wivenhoe home has to offer



# Property Details.

## All Accommodation on Ground Floor

### Entrance Hall



Doors to all rooms and airing cupboard.

### Living Room



16' 3" x 9' 5" (4.95m x 2.87m) Window to rear, radiator.

### Kitchen/Breakfast Room



9' 5" x 8' 9" (2.87m x 2.67m) Window to front, tiled floor, radiator, a range of fitted units and drawers with worktops over, inset sink and drainer, inset hob with extractor over, matching eye level units, tiled splashbacks, integrated fridge/freezer, integrated dishwasher, fitted oven, space and door for washing machine.

### Bedroom



10' 9" x 10' 7" (3.28m x 3.23m) (plus recess) window to rear, radiator and door to en-suite.

# Property Details.

## En-Suite



Obscure window to rear, corner shower, wash hand basin, close couple WC, radiator, half tiled walls.

## Bedroom

10' 8" x 6' 7" (3.25m x 2.01m) Window to front, radiator.

## Bathroom



Obscure window to front, panelled bath, pedestal wash hand basin, close coupled WC, radiator, half tiled walls.

## Outside

### Parking



Allocated parking space.

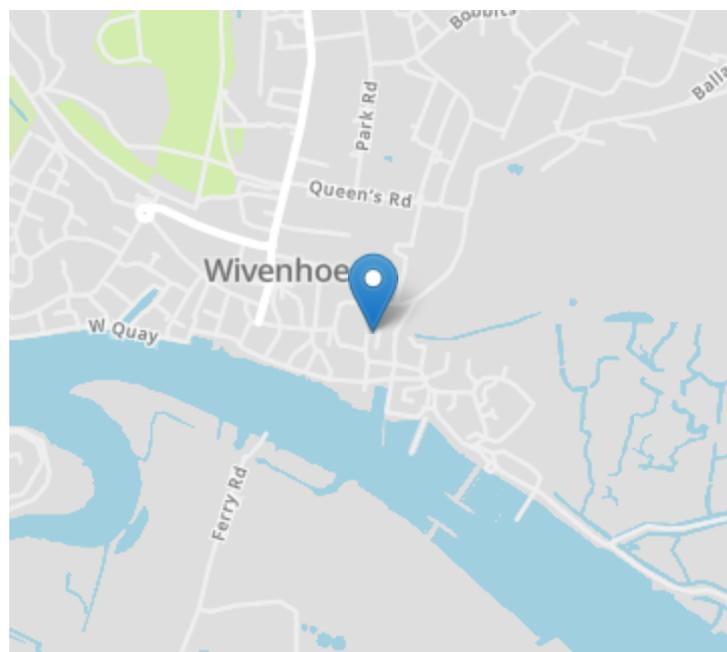
# Property Details.

## Floorplans



TOTAL FLOOR AREA: 635 sq.ft. (59.0 sq.m.) approx.  
We have sought to be as accurate as possible in the creation of this floor plan. However, we cannot guarantee the accuracy of the measurements of areas, volumes, weights and any other data. We accept no liability for any errors or omissions in this document. This document is for information only and should not be relied upon for any purpose. It is not intended to constitute an offer of any financial product or service. It is not intended to constitute an offer of any financial product or service. It is not intended to constitute an offer of any financial product or service.

## 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.