



- Semi Detached
- Victorian Character
- Generous Garden
- Potential for Double Garage (STP)
- En-Suite To Master
- Log Burner
- Ground floor Cloakroom
- Beautifully Presented And Upgraded
- Underfloor Heating In Bathroom, En Suite & Kitchen

80 Rectory Road, Wivenhoe, Colchester, Essex. CO7 9ES.

Steeped with character and charm is this beautifully presented semi detached Victorian home in this popular Wivenhoe location. Having undergone a thoughtful refurbishment and now offering accommodation over three floors to include two bedrooms and a further room on the top floor, en-suite to master, generous family bathroom, Lounge open to dining room with log burner, contemporary fitted kitchen with breakfast island and Smeg fitted appliances, utility room, cloakroom, generous garden with garage and parking. All this just a short stroll away from mainline station with links to Liverpool street in just over the hour, good pubs, restaurants, shops and of course the waterfront and quayside.



Property Details.

Ground Floor

Lounge



12' 3" x 10' 1" (3.73m x 3.07m) With window to front, solid wood flooring, radiator, TV point, fitted recess cupboards, fireplace with inset log burner and wood mantle over, open plan to dining room.

Dining Rom



12' 3" x 11' 2" (3.73m x 3.40m) With solid wood flooring, radiator, fitted recess storage cupboards, stairs to first floor, fireplace with wood mantle over, feature window to kitchen, doorway to kitchen.

Kitchen



12' 3" x 10' 4" (3.73m x 3.15m) Window to rear lobby, tiled flooring, a contemporary range of fitted units and drawers with solid wood worktops over, inset butler sink, matching eye level units, Smeg double oven, Smeg gas hob, Smeg extractor, integrated fridge, integrated dishwasher, metro tile splashbacks, pan drawers, wine cooler, breakfast bar island with marble worktop and storage under, underfloor heating.

Rear Lobby

with doors to utility room, cloakroom and garden.

Utility Room



6' 7" x 4' 0" (2.01m x 1.22m) Window to rear, tiled floor, fitted unit with inset sink and drainer, worktop, space for washing machine and fridge/freezer, metro tiled walls.

Cloakroom

Window to rear, close couple WC, tiled floor and walls.

First Floor

Landing

With radiator, door to second floor stair well, and further doors to.

Property Details.

Bedroom One



12' 3" x 10' 3" (3.73m x 3.12m) Window to front, radiator, large fitted sliding wardrobe with mirrored front, door to en-suite.

En-Suite

With shower cubicle, vanity wash hand basin, close couple WC, fully tiled room, extractor, underfloor heating.

Bedroom Two

10' 4" x 7' 0" (3.15m x 2.13m) Window to side, radiator, fitted cupboard, airing cupboard.

Bathroom



Window to rear, heated towel rail, his and hers twin ceramic bowl sinks with storage cupboards under, P shape bath with screen and shower over, close couple WC, tiled floor and walls, underfloor heating.

Second Floor

Loft Room



10' 11" x 10' 9" (3.33m x 3.28m) Used as a bedroom with some restricted head height into eaves with eaves storage cupboards, Velux window to rear, Infrared heater, fitted cupboard.

Outside

Garden, Garage and Parking



A generous rear garden staggered off from the rear of the house and being mainly laid to lawn, pedestrian side access, enclosed by fencing and hedging, gate to allotments, garden shed, twin gates to front with vehicle access, timber framed garage and ample space to offer a double garage subject to planning.

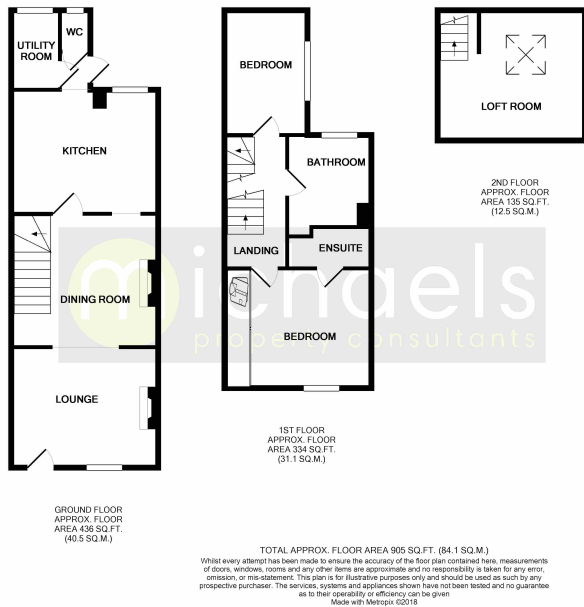
Agents Notes.

The Loft room is used as a bedroom and has a formal staircase from the first floor, this conversion was done prior to building regulation requirements and so an indemnity policy will be provided to the new purchaser.

The EPC provided was carried out prior to the renovations.

Property Details.

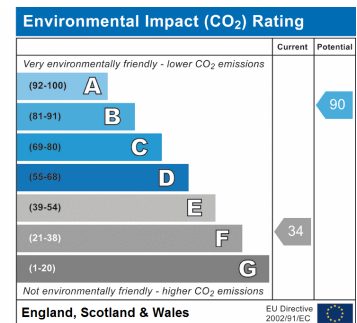
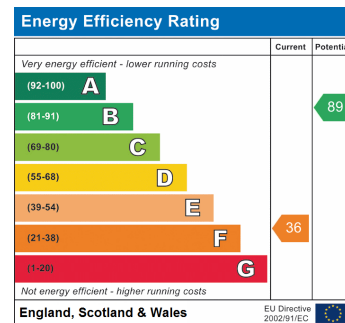
Floorplans



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.