



- Grade II Listed
- Period Property
- Character and Charm
- Four Bedrooms
- Bathroom & Shower Room
- Three Reception Areas
- Chain Free Sale
- Off Road Parking

## 20 The Cross, Wivenhoe, Colchester, Essex. CO7 9QW.

A beautiful grade II listed cottage believed to date back to the Eighteenth Century with a Gambrel Roof and red brick structure. Offering quirky and character filled accommodation with plenty of charm this property can give flexible living with four bedrooms, shower room, bathroom, three reception areas, kitchen, garden and parking. Situated at The Cross, Wivenhoe by the old ropery works and so within easy reach of local shops, pubs, restaurants, good schools, Essex University, Mainline station with fast links to London Liverpool Street in just over the hour and the waterfront and quayside. Chain Free.



# Property Details.

## Ground Floor

### Porch

Door into reception hall;

### Reception Hall

wood flooring, access to storage cupboard, stairs up and doors to;

### living Room



13' 0" x 11' 11" (3.96m x 3.63m) Window to front, radiator, wood burning stove, tiled flooring, brick built fire place.

### Bathroom



Window to side, radiator, panelled bath, wash hand basin with vanity sink unit under, W/C

## Kitchen



13' 10" x 7' 5" (4.22m x 2.26m) Windows to side, range of eye and low level fitted work units with work surface over, space for free standing fridge/freezer, washing machine, gas oven and hob with extractor over, inset sink and door to;

## Dining Room



14' 4" x 12' 5" (4.37m x 3.78m) Windows to side, radiator, fireplace with log burner, stairs up and door to rear.

## First Floor

### Landing

doors to;

# Property Details.

## Bedroom



8' 10" x 7' 1" (2.69m x 2.16m) Window to side and radiator.

## Shower Room

Window to side, radiator, wash hand basin, single shower cubicle, W/C

## Bedroom



14' 0" x 12' 10" (4.27m x 3.91m) Windows to side, radiator, and doors to;

## Second Landing

Window and doors to;

## Bedroom



11' 9" x 6' 10" (3.58m x 2.08m) Window to side, radiator, storage cupboard.

## Bedroom

12' 8" x 12' 0" (3.86m x 3.66m) Window to front, radiator, access to built in storage cupboards.

## Outside

### Garden



The garden is fully enclosed by fencing, and consists of a patio area, ideal for an outside seating arrangement, as well as a section of grass. overall it is a low maintenance garden as well as a quiet space to reside.

### Parking

There is off road parking for two vehicles.

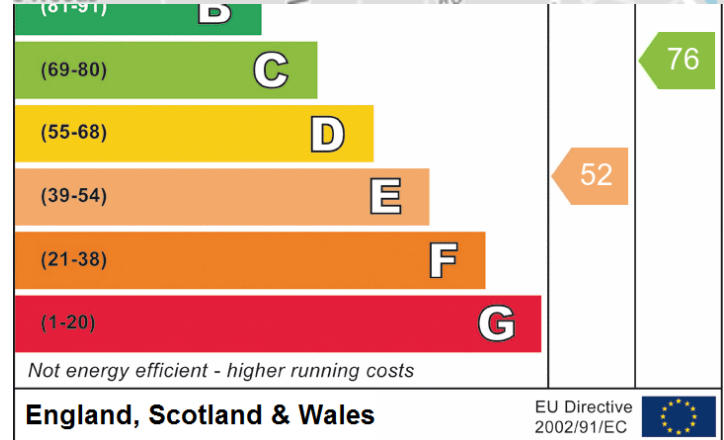
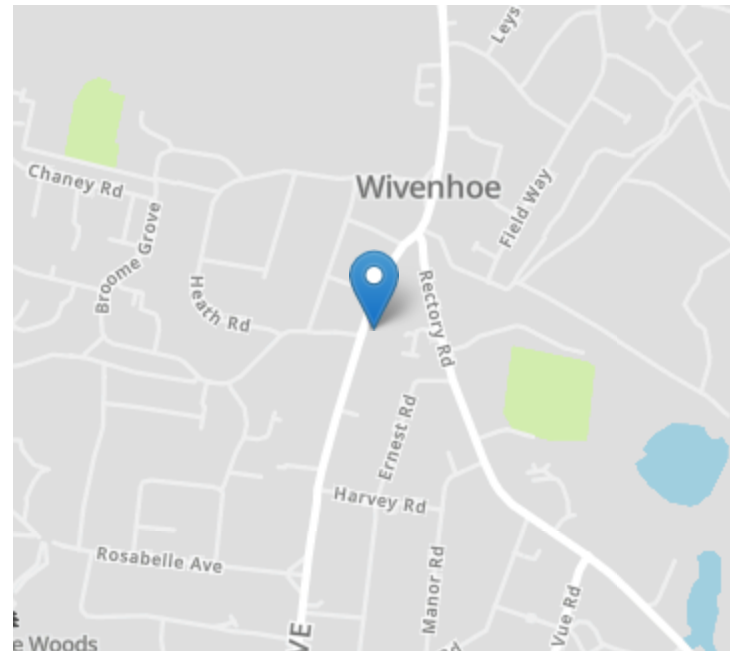
# Property Details.

## Floorplans



TOTAL FLOOR AREA: 1313 sq ft (122.0 sq m) approx.  
We have carried out a visual inspection of the property and taken measurements of the rooms. This does not constitute a structural survey. We do not guarantee the accuracy of the information provided. This is for guidance only and should be used as a guide only. We do not guarantee the accuracy of the information provided. We do not guarantee the accuracy of the information provided. We do not guarantee the accuracy of the information provided.

## 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.