



- Beautifully Presented
- Two Bathrooms
- Two First Floor Bedrooms
- Modern Kitchen
- Ground Floor Reception/Bedroom
- Original Features
- Gardens
- Lounge & Dining Room

**15 The Cross, Wivenhoe, Colchester, Essex. CO7 9QQ.**

Guide Price £325,000 to £335,000. A stunning 2/3 bedroom Victorian home with beautifully presented accommodation throughout and within easy reach of Essex University, local shops, pubs, restaurants, bus routes, mainline station with fast links to London Liverpool Street in just over the hour and of course the waterfront and quayside. With Two first floor bedrooms, first floor bathroom, lounge, dining room, kitchen, ground floor bathroom, third bedroom/Reception room, front and rear gardens.



# Property Details.

## Ground Floor

### Living Room



12' 3" x 12' 1" (3.73m x 3.68m) Window to front, oak flooring, radiator, cast iron fireplace with inset log burner, fitted cupboard and open to.

### Dining Room



12' 3" x 12' 1" (3.73m x 3.68m) Window to side, oak flooring, radiator, stairs to first floor with storage cupboards under, further cupboard and glazed door to.

### Kitchen



11' 8" x 9' 0" (3.56m x 2.74m) Window to side, glazed door to side, tiled floor, a modern range of fitted units and drawers with worktops over, inset sink and drainer, matching eye level units, tiled splashbacks, spaces for appliances, open to lobby.

### Lobby

With doors to.

### Bedroom/Reception Room

14' 4" x 7' 10" (4.37m x 2.39m) French doors and windows to rear, window to side, wood flooring, radiator.

### Bathroom



Window to rear, panel bath, close coupled WC, pedestal wash hand basin, tiled floor, tiled walls, radiator.

## First Floor

### Landing

Half landing with doors to.

# Property Details.

## Bedroom



12' 3" x 12' 1" (3.73m x 3.68m) Window to front, radiator, wood flooring, cast iron fireplace.

## Bedroom



12' 0" x 9' 5" (3.66m x 2.87m) Window to rear, radiator, over stairs storage cupboard and door to.

## Bathroom



Window to side, panel bath with shower and screen over, close coupled WC, pedestal wash hand basin, wood flooring, part tiled walls, radiator.

## Outside

### Front Garden

Retained by Picket fencing and walling, with lawn area and pathway to front door and side gate.

### Rear Garden



Enclosed by fencing and mainly laid to lawn, sandstone patio area, garden shed, gated side access.

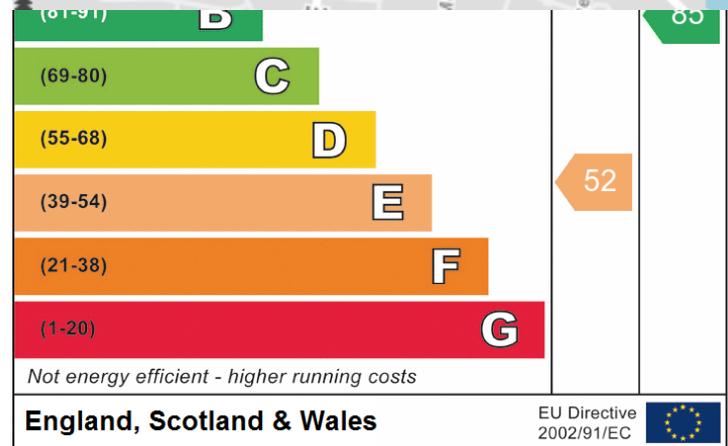
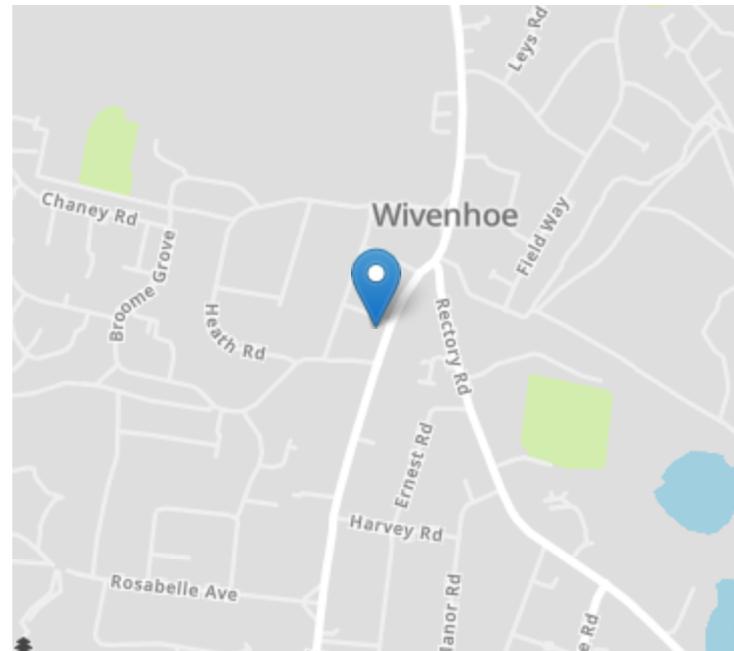
# Property Details.

## Floorplans



TOTAL FLOOR AREA: 927 sq ft (86.1 sqm) approx.  
Unless every effort has been made to ensure the accuracy of the figures contained here, measurements of areas, volumes, floors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used in conjunction with a professional surveyor. The services, options and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. (Made with Floorplan 3D)

## 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.