



- Four Storey Town House
- Many Original Features
- Victorian Property
- Generous Garden
- Lots of Further Potential
- Lower Wivenhoe
- Close To Station
- Flexible Accommodation

134 High Street, Wivenhoe, Colchester, Essex. CO7 9AF.

A wonderful and spacious Victorian Villa Town House in this prime location within lower Wivenhoe in close proximity to the local train station with fast links to London Liverpool Street in just over the hour. Offering flexible accommodation over four floors and with opportunity to adapt and enhance further if required. With many original features and plenty of character and charm highlights include basement kitchen, basement workshop, living room, drawing room, ground floor bathroom, two first floor bedrooms, shower room, two second floor bedrooms/loft rooms. Outside there is a very generous and secluded garden.



Property Details.

Ground Floor

Entrance Hall

With stairs to first floor, stairs down to Kitchen, fitted book shelving, doors to.

Living Room



13' 0" x 12' 9" (3.96m x 3.89m) Plus bay window to front, fitted cupboards, ornate fireplace with inset log burning stove.

Drawing Room



13' 0" x 12' 0" (3.96m x 3.66m) Sash window to rear, fitted cupboards and shelving, cast iron fireplace with mood mantel.

Lobby

with access to boiler cupboard and door to.

Bathroom



Window to rear, panel bath, low level WC, wash hand basin, tiled walls.

Basement

Kitchen/Diner



17' 8" x 12' 4" (5.38m x 3.76m) Windows to rear, door to rear garden, herringbone tiled floor, a range of fitted units and drawers with worktops over, spaces for appliances, fitted sink.

Workshop/Store

Window to side, lighting and power.

First Floor

Landing

Sash window to rear, fitted cupboard, stairs to second floor, doors to.

Property Details.

Bedroom



13' 0" x 12' 0" (3.96m x 3.66m) Sash window to rear, picture rail, exposed floorboards.

Bedroom



12' 3" x 11' 7" (3.73m x 3.53m) Sash window to front, picture rail, fitted cupboard, fireplace.

Shower Room



Sash window to front, close coupled WC, pedestal wash hand basin, shower, half panelled wall, radiator with heated rail.

Second Floor

Landing

Fitted cupboards, and doors to.

Loft Room

18' 4" x 13' 5" (5.59m x 4.09m) Window to front.

Loft Room



13' 8" x 10' 6" (4.17m x 3.20m) Window to rear, fitted log burning stove.

Outside

Gardens



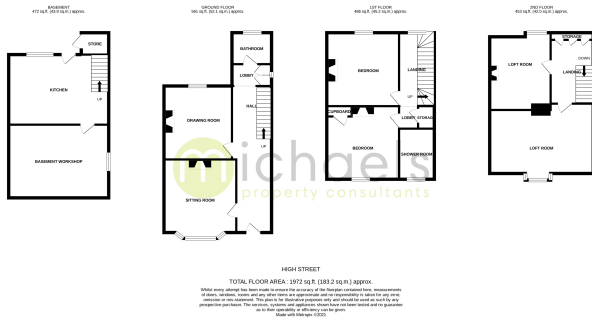
The front garden is retained by hedging and offers gated side access. The rear garden is a generous size and has a good level of seclusion, there are fruit trees, vegetable plots, garden sheds, outbuilding with space for tumble dryer, patio area all enclosed by fencing, walling and hedging.

Agents Note

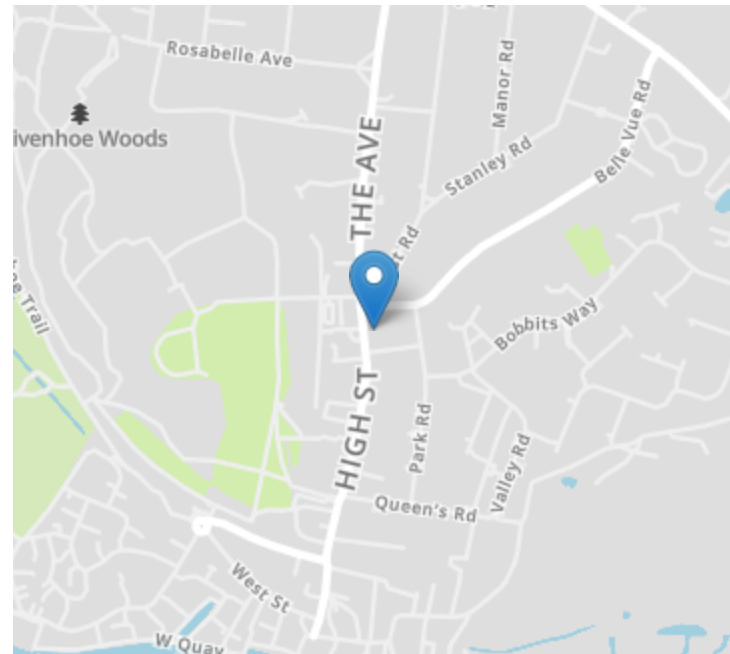
The top floor is original from the build of the property in 1864 building regulations and as such may not conform with modern regulations due to the slightly restricted head height at the landing entrance however the rooms are perfectly useable.

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.