



- Three Bedroom Mid Terrace House
- Off Road Parking
- Brick Built Workshop & Sheds In Rear Garden
- Open Plan Living Accommodation
- Conservatory
- Kitchen/Diner
- First Floor Bathroom & Downstairs WC
- Double Glazed & Gas Central Heating

7 Britannia Crescent, Wivenhoe, Colchester, Essex. CO7 9PF.

An ideal opportunity to acquire this three-bedroom mid terraced home with off road parking and rear garden workshop. Positioned in the popular town of Wivenhoe within a peaceful and quiet road whilst being near to the Essex University, shops, local primary schools, waterfront and of course the local train station with fast links to London Liverpool Street in just over the hour. Internally the property includes lounge with bay fronted window and fireplace, open plan kitchen/diner, conservatory with French doors to garden, three bedrooms and family bathroom, Please call for further details and to arrange a viewing.



Property Details.

Ground Floor

Entrance Hall

13' 08" x 5' 11" (4.17m x 1.80m) UPVC front door opening onto the hall way, tiled floor, stairs to 1st floor, built in under stairs storage and pet bed, wall mounted thermostat, doors leading to:

Lounge



13' 05" x 11' 07" (4.09m x 3.53m)

Double glazed bay fronted window to front, radiator, fire place with granite hearth.

Kitchen/Diner



18' 03" x 8' 11" (5.56m x 2.72m) Open planned kitchen dinner, UPVC doors opening onto the rear garden, tiled floor, radiator, the kitchen includes a range of fitted base & wall units and draws, granite work surfaces, butler style ceramic sink, inset drainer groves, tiled splash back, built in gas hob, electric over head fan, double oven space for washing machine tumble dryer, slim line dish washer.

Conservatory



10' 03" x 9' 05" (3.12m x 2.87m) Double glazed windows to side and rear, UPVC French doors opening onto to rear garden, tiled floor, currently being used as a play room, this room can also be separated from the open plan kitchen/dining room should you wish to install doors into the opening.

First Floor

Landing

12' 04" x 11' 09" (3.76m x 3.58m) Airing cupboard, doors leading to:

Bedroom One



12' 04" x 11' 09" (3.76m x 3.58m) Double glazed window to front, radiator, built in storage space for double bed and furniture.

Property Details.

Bedroom Two



14' 06" x 8' 07" (4.42m x 2.62m) Double glazed window to rear, radiator, built in storage, space for double bed.

Bedroom Three



10' 06" x 6' 01" (3.20m x 1.85m) Double glazed window to rear, radiator, built in storage.

Family Bathroom



7' 09" x 5' 08" (2.36m x 1.73m) Double glazed obscured windows to the rear, inset spot lights, fitted bathroom suite including panelled path with over head shower and tiled splash back, vanity unit with basin and low level WC, wall mounted mirror unit, part tiled walls.

Outside

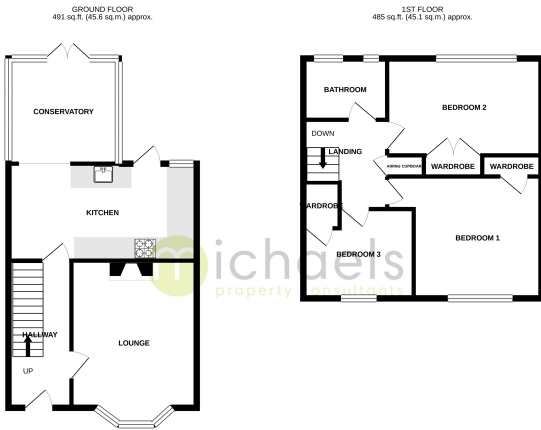
Outside & Parking



To the front of the property you will find a blocked paved drive way for several vehicles with retained border by mature bushes, side passage way to the rear enclosed private garden including, brick built building including: Workshop with power, WC and storage. You will also find a hard standing concrete area, shed, patio, with the remainder of the garden laid to lawn, retained by privacy fencing.

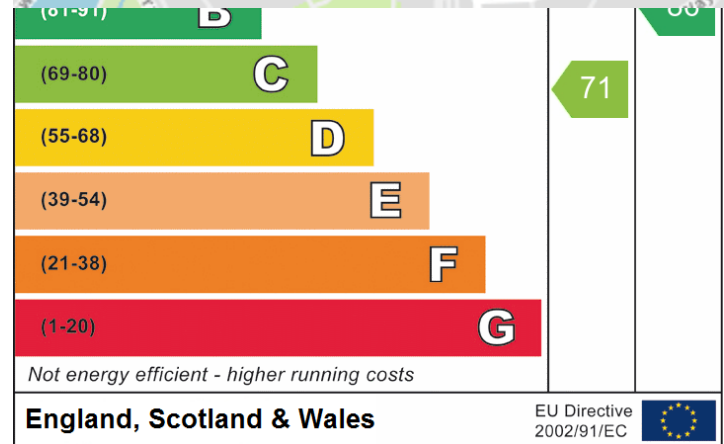
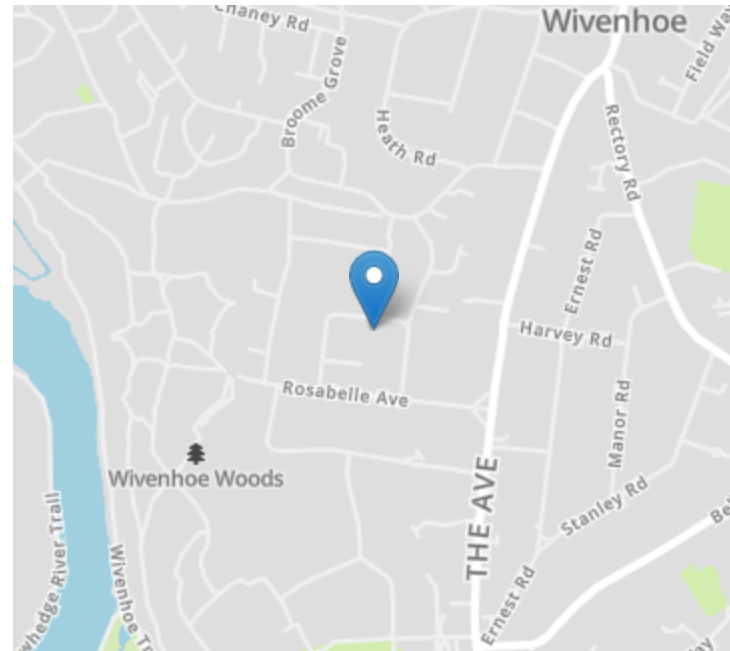
Property Details.

Floorplans



TOTAL FLOOR AREA: 976 sq ft (90.6 sq m) approx.
These plans should be taken under the supervision of the Estate Agent. Measurements of plots, gardens, lease areas etc. are approximate and no responsibility is taken for any error or omission. The purchaser should verify the accuracy of the measurements and the area of the plot and garden. The purchaser should also verify the accuracy of the measurements and the area of the plot and garden. The purchaser should also verify the accuracy of the measurements and the area of the plot and garden.

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.