



- Chain Free Sale
- Lower Wivenhoe
- Restored And Improved
- Sought After Location
- Victorian Charm Throughout
- Spacious Rooms
- Private Garden
- Two Reception Rooms

5 Hamilton Road, Wivenhoe, Colchester, Essex. CO7 9DU.

Guide Price £400,000 to £425,000. A beautifully restored, reinvented and stylish Victorian home tucked away in this quiet and secluded road close by to the river and Wivenhoe's vibrant amenities. Having been lovingly updated with a sympathetic eye including a new roof, restored original floorings, new windows, reinstated chimney with log burning stove, stylish kitchen and shower room, landscaped garden and more. Situated within easy reach of mainline station just a stroll away and offering fast links to London Liverpool Street in just over the hour and woodland walks along the Wivenhoe trail through to the University of Essex and beyond to the City of Colchester. Highlights of this home include two double bedrooms, first floor shower room, two reception rooms, kitchen, utility, ground floor cloakroom and private rear garden. Chain Free.



Property Details.

Ground Floor

Living Room



12' 7" x 12' 0" (3.84m x 3.66m) Bay window to front with newly fitted casement windows, original strip wood floorboards, two ornate radiators, chimney with log burning stove, door to.

Inner Hall

With stairs to first floor and door to.

Dining Room



13' 5" x 12' 7" (4.09m x 3.84m) Casement window to rear, strip wood flooring, ornate radiator, chimney with cast iron fireplace, understairs storage cupboard, glazed door to.

Kitchen



10' 7" x 7' 9" (3.23m x 2.36m) Obscure glazed door to side, window to side, ornate radiator, a range of fitted units and drawers with solid wood worktops over, inset butler sink, fitted oven, fitted microwave, inset gas hob with chimney style extractor over, space for fridge/freezer, space for integrated dishwasher, doorway to utility.

Utility



7' 9" x 7' 5" (2.36m x 2.26m) Window to side, fitted unit with worktop over, space and plumbing for washing machine and tumble dryer, ornate radiator and door to.

Ground Floor Cloakroom

Close coupled WC, wash hand basin.

First Floor

Property Details.

Half Landing

with door to bedroom one and hallway.

Bedroom



14' 6" x 11' 10" (4.42m x 3.61m) Casement window to front, ornate radiator, strip wood floor, fitted storage.

Hallway

Strip wood flooring and doors to.

Bedroom



12' 2" x 9' 10" (3.71m x 3.00m) Casement window to rear, strip wood flooring, ornate radiator.

Shower Room



10' 0" x 6' 5" (3.05m x 1.96m) A fully tiled room, obscure casement window to side, shower cubicle, close coupled WC, vanity wash hand basin, fitted boiler cupboard housing modern gas combination boiler.

Outside

Rear Garden



Commencing with patio area, then decking area and the remainder all low maintenance and enclosed with panel fencing, gated rear access and side access to front.

Front Garden

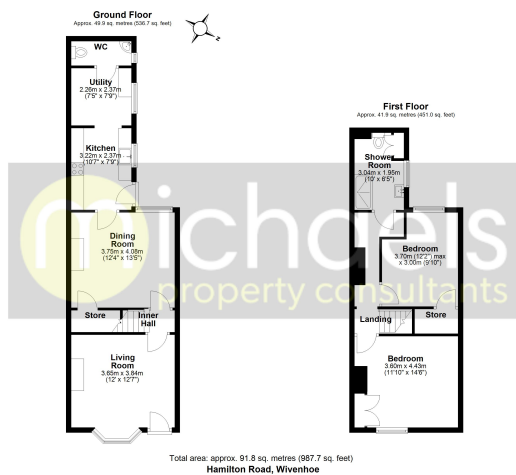
A small area with dwarf wall and steps to front door.

Parking

Unallocated residents parking is available in the road.

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.