



- Charming two-bedroom semi-detached cottage
- No onward chain – ready for immediate occupation
- Short distance to waterfront, independent shops, cafés and pubs
- Convenient access to Wivenhoe station with links to London Liverpool Street
- Close to the University of Essex
- Spacious and inviting reception room
- Fitted kitchen with herringbone-style flooring and appliance space
- Two characterful bedrooms with exposed timbers
- Private rear garden and rare benefit of a garage

30 The Cross, Wivenhoe, Colchester, Essex. CO7 9QL.

This charming two-bedroom semi-detached cottage is full of character and benefits from the rare advantage of a garage — an increasingly valuable feature in this location.

The ground floor accommodation comprises a spacious and inviting reception room with stairs leading to the first floor, alongside a fitted kitchen featuring herringbone-style flooring and space for appliances. The property also benefits from a ground floor bathroom. Upstairs, there are two well-proportioned bedrooms. The house showcases attractive exposed timbers that add to the home's character and charm.

Externally, the property offers a garage, also private and enclosed rear garden, ideal for relaxing or entertaining, and is presented ready for immediate occupation.



Property Details.

Ground Floor

Living Room



20' 6" x 12' 2" (6.25m x 3.71m)

Kitchen



10' 7" x 7' 11" (3.23m x 2.41m)

Bathroom



First Floor

Landing

Bedroom One



12' 01" x 9' 8" (3.68m x 2.95m)

Bedroom Two

9' 5" x 8' 6" (2.87m x 2.59m)

Outside

Garage

Property Details.

Garden

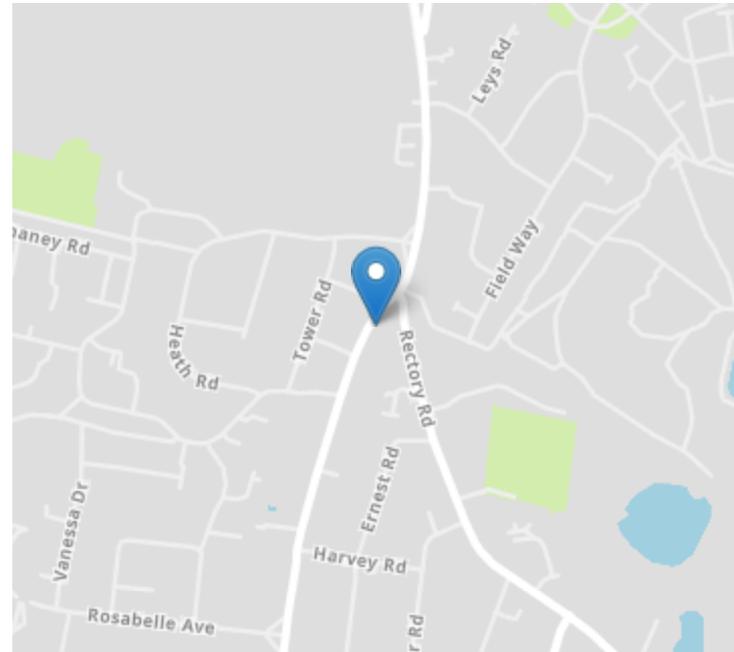
Rear Garden



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.