



- Private Garden
- Off Road Parking
- Chain Free
- Share Of Freehold
- Two Bedrooms
- Close To Station
- Lower Wivenhoe
- Ground Floor

**1b West Street, Wivenhoe, Colchester,
Essex. CO7 9DE.**

In need of some light modernisation is this brilliant ground floor maisonette adjacent to the mainline trains station with fast links to London Liverpool Street in just over the hour. Highlights include two bedrooms, fitted kitchen, lounge/diner, ampl off road parking, private rear garden and a 50% share of the freehold. Chain Free.



Property Details.

Ground Floor

Entrance Hall



With radiator, storage cupboard and doors to.

Kitchen



8' 7" x 7' 0" (2.62m x 2.13m) Window to rear, a range of fitted units and drawers with worktops over, inset sink, inset gas hob, fitted oven, space for fridge/freezer, space for washing machine, matching eye level units.

Lounge/Diner



18' 10" x 10' 4" (5.74m x 3.15m) Two windows to front, radiator.

Bedroom



10' 3" x 9' 1" (3.12m x 2.77m) Window to rear, radiator.

Property Details.

Bedroom



8' 8" x 6' 6" (2.64m x 1.98m) Window to rear, radiator.

Tenure

The property will come with a brand new lease and 50% share of the freehold.

Bathroom



Obscure window to side, panel bath with shower and screen over, heated towel rail, close coupled WC, vanity wash hand basin.

Outside

Garden

A private rear garden all enclosed and laid to lawn with patio, storage.

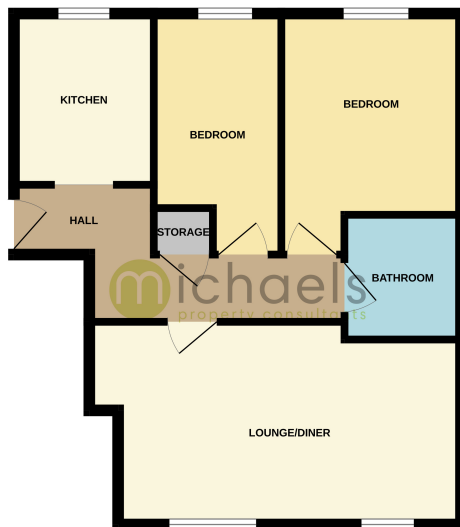
Parking

Off road parking to the front of the property.

Property Details.

Floorplans

GROUND FLOOR
529 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA: 529 sq.ft. (49.1 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.
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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.