



- Popular Location
- Off Road Parking & Garage
- Partial River Views
- Open Plan Kitchen & Dining Room
- Front Court Yard Garden
- Three Double Bedrooms
- Beams & Wood Flooring
- Utility
- No Onward Chain
- Gas Central Heating

2 The Shipwrights, Wivenhoe, Colchester, Essex. CO7 9DW.

Open event Saturday the 20th August starting at 10am via appointment only. Rarely available, positioned on this sought after road The Shipwrights in lower Wivenhoe area. Offered for sale with no onward chain. Three bedroom terraced house formally the shipwrights office converted to a high standard, including beams throughout, vaulted ceiling, wooden floor boards, three double bedrooms, utility, cloak room, two bathrooms, open plan kitchen/diner, bay fronted window and Juliet balcony. Partial views of the waterfront along with off road parking, garage and front garden. The property is within a short walk of local shops and pubs and Wivenhoe train station with direct links into London Liverpool Street. An early viewing is highly recommended to avoid any disappointment.



Property Details.

Ground Floor

Entrance hall

12' 02" x 4' 01" (3.71m x 1.24m) Wooden front door opening into hall way, under stairs storage cupboard, stairs raising to first floor.

Lounge



14' 11" x 11' 10" (4.55m x 3.61m) Double glazed timber bay fronted window to front, radiator, beams to ceiling, currently used as office/bedroom as one of the first floor bedrooms is used as the lounge.

Kitchen/Diner



22' 08" x 10' 02" (6.91m x 3.10m) Double glazed timber windows to rear, two radiators, shaker style fitted kitchen including a range of wall and base units with oak work tops, tiled splash back, ceramic one and half bowl sink with right hand drainer, over head fan, space for fridge/freezer range style cooker, dish washer, open plan onto the dining area.

Cloakroom

4' 11" x 2' 04" (1.50m x 0.71m) Low level WC, corner mounted sink basin with tiled splash back.

Utility

7' 09" x 5' 11" (2.36m x 1.80m) Timber double glazed window to rear, radiator, base units, laminate work top, wall mounted boiler, space for washing machine.

First Floor

Landing

15' 04" x 11' 10" (4.67m x 3.61m) Doors leading to:

Bedroom One



15' 04" x 11' 0" (4.67m x 3.35m) Double glazed window to rear, radiator, wood floor, beams, fitted wardrobe, space for double bed.

Property Details.

Bedroom Two



18' 07" x 11' 0" (5.66m x 3.35m) Double glazed window to front, Juliet balcony doors, wooden floor, beams and vaulted ceiling, currently used as the lounge instead of a bedroom.

Bedroom Three



13' 06" x 8' 06" (4.11m x 2.59m) Double glazed timber window to front, radiator, vaulted ceiling.

Family Bathroom



7' 10" x 5' 10" (2.39m x 1.78m)

Frontage

Front Garden & Garage

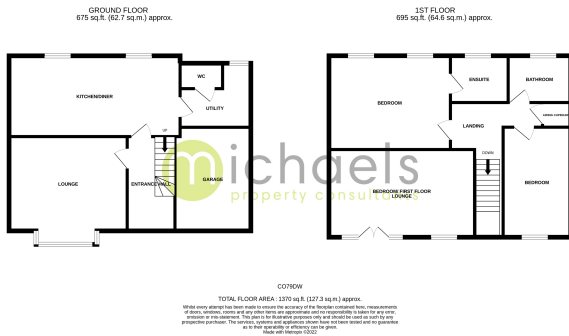


A beautifully maintained front court yard garden, block paved creating a low maintenance front garden and off road parking to the front, retained by iron fencing.

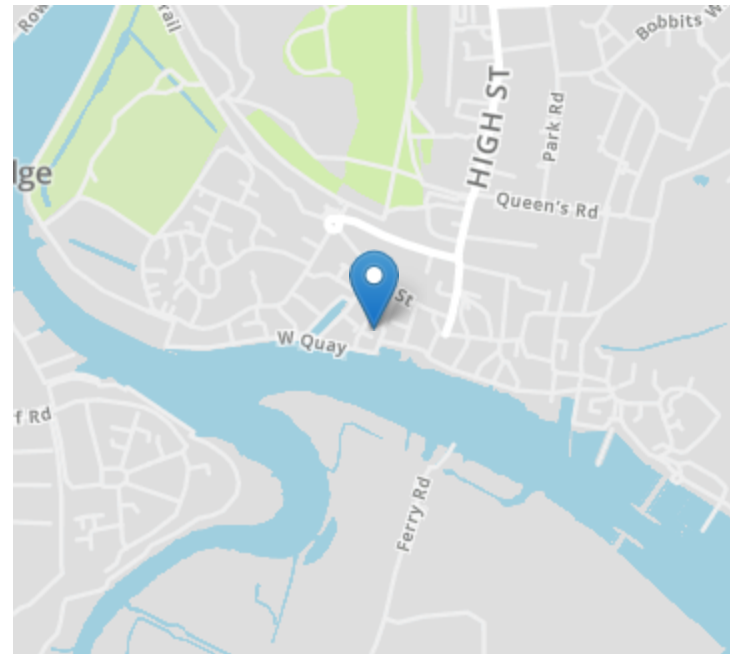
Garage with up & over door and electric. Retained by royal iron fencing

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.