



- Chain Free Sale
- Close To Station
- Victorian Terraced Cottage
- Two Bedrooms
- Lower Wivenhoe
- Shower Room
- Kitchen/Diner
- Courtyard Garden

3 Dentons Terrace, Wivenhoe, Colchester, Essex. CO7 9NE.

A beautiful Victorian terrace property in this charming lower Wivenhoe position just minutes away from the mainline station with fast links to London Liverpool Street in just over the hour, good local shops, pubs and amenities alongside the stunning waterfront and quayside. This well kept home offers cosy and quaint accommodation to include lounge, kitchen/diner, shower room, two bedrooms and garden. Offered chain free.



Property Details.

Ground Floor

Lounge



11' 7" x 11' 0" (3.53m x 3.35m) Sash window to front, chimney breast, radiator, fitted storage, door to kitchen.

Kitchen/Diner



15' 3" x 11' 0" (4.65m x 3.35m) Window to rear, door to rear, door to stairwell, radiator, wood effect flooring, a range of fitted units and drawers with worktops over, inset sink and drainer, gas hob, fitted oven, extractor, matching eye level units, tiled splashbacks.

Lobby

With door to shower room and stairs to first floor.

Shower Room



Obscure window to rear, shower cubicle, close coupled WC, pedestal wash hand basin, tiled splashbacks.

First Floor

Half landing

With doors to.

Bedroom



11' 6" x 11' 0" (3.51m x 3.35m) Sash window to front, radiator, cast iron fireplace.

Bedroom

11' 0" x 8' 5" (3.35m x 2.57m) Sash window to rear, radiator, fitted airing cupboard.

Property Details.

Outside

Front Garden



Enclosed by fencing and hedging mainly laid with patio and leading to front door.

Rear Area



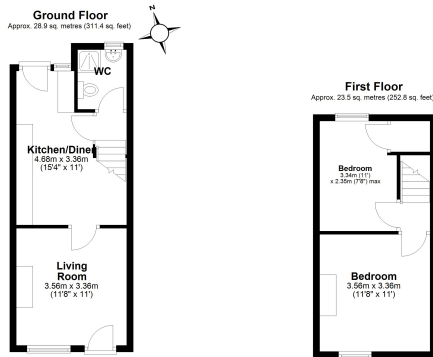
A small area leading to all properties in the terrace.

Agents Note

The property benefits from a new roof in 2024.

Property Details.

Floorplans



Total area: approx. 52.4 sq. metres (564.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobes/closet space. No guarantee is given to any measurements including hall areas. Buyers are advised to take their own measurements.

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Dentons Terrace, Wivenhoe

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.