



- Three Bedroom Semi Detached House
- Modern Kitchen/Diner
- Off Road Parking
- Generous Rear Plot
- Double Glazed Windows
- Two Reception Rooms
- Offering Great Potential To Extend Subject To Planning
- Close By To Local Schooling
- No Onward Chain
- Utility & Cloakroom

54 Britannia Crescent, Wivenhoe, Colchester, Essex. CO7 9PE.

Offered for sale with no onward chain is this three bedroom family home. Positioned on a generous plot with a substantial rear garden, located within central Wivenhoe and in easy reach of the Wivenhoe trail which leads to the mainline station with fast links to London Liverpool Street Station and back to Colchester town. This property has recently benefited from newly fitted open plan kitchen/diner, utility and WC, the accommodation also offers lounge, three bedrooms, separate WC/Shower room. This property also has the potential to extend subject to planning. Viewing highly advised. Guide price £350,000- £375,000.



Property Details.

Ground Floor

Porch

6' 10" x 2' 04" (2.08m x 0.71m) UPVC front door opening into the porch.

Entrance Hall

11' 05" x 6' 08" (3.48m x 2.03m) Stairs to first floor, radiator, doors leading to:

Kitchen / Diner



19' 11" x 11' 3" (6.07m x 3.43m) Double glazed window to front, French doors to rear, inset spot lights. tiled floor, fitted shaker style kitchen, oak work top, double ceramic butler style sink, space for slim line dishwasher, American style fridge/freezer, range style cooker, under counter lights, open plan onto the dining room.

Utility Room



6' 08" x 5' 09" (2.03m x 1.75m) Door to side, tiled floor, space for washing machine and tumble dryer.

Lounge



13' 01" x 12' 03" (3.99m x 3.73m) Double glazed window to rear, radiator, brick surround fireplace.

Property Details.

First Floor

Bedroom



13' 04" x 10' 11" (4.06m x 3.33m) Double glazed window to rear, radiator, built in storage.

Bedroom



10' 11" x 10' 03" (3.33m x 3.12m) Double glazed window to rear, built in storage, radiator.

Bedroom

8' 6" x 7' 11" (2.59m x 2.41 m) Double glazed window to front, radiator.

WC

Double glazed obscured window to side, low level WC.

Shower Room



Double glazed obscured window to side, radiator, vanity unity, part tiled, double shower enclosure.

Outside

Off Road Parking

Blocked paved driveway to front creating off road parking, foot path to front door, retained by low level wall.

Rear Garden



A generous rear garden mainly laid to lawn also including a fish pond, green house, garden shed, and vegetable patch, the garden wraps to the side of the property leading to the side access. Retained by privacy fencing and hedging.

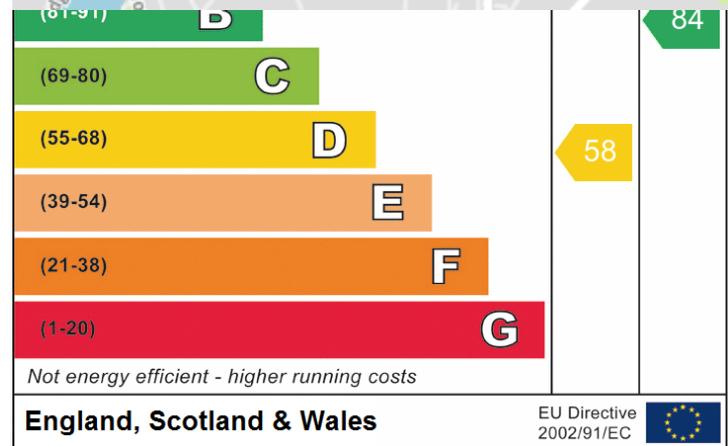
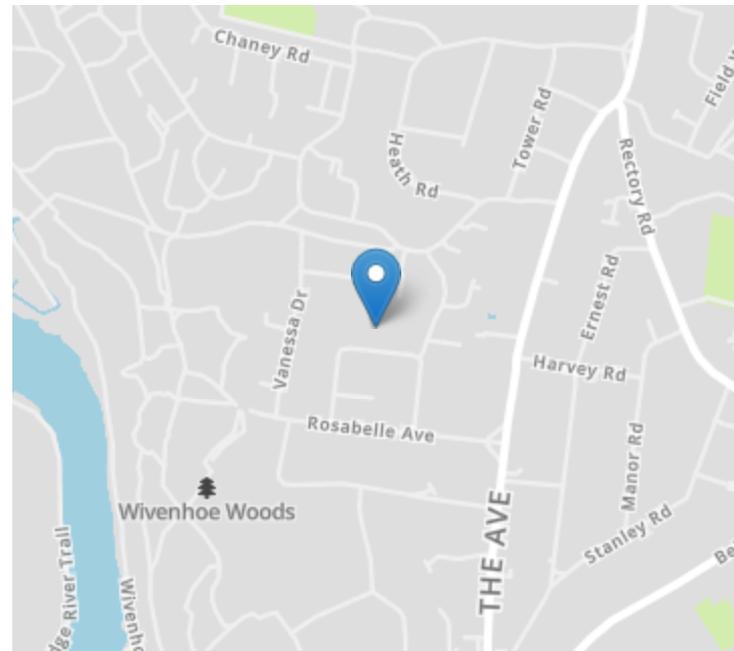
Property Details.

Floorplans



TOTAL FLOOR AREA: 957 sq. ft. (88.9 sq. m.) approx.
 While every attempt has been made to ensure the accuracy of the figures contained here, measurements of spaces or areas cannot be 100% precise. The figures are for guidance 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.

Location



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.