



- Terraced Home
- Two Double Bedrooms
- First Floor Shower Room & Ground Floor Bathroom
- Two Reception Rooms
- Porch
- Double Glazed Sash Windows & Shutters
- No Onward Chain
- West Facing Rear Garden
- Modern Kitchen

## 7 Manor Road, Wivenhoe, Colchester, Essex. CO7 9LN.

**\*\*Guide Price of £300,000-£315,000\*\*** A charming and cosy cottage in this sought after Wivenhoe position within easy reach from the mainline station with fast links to London Liverpool Street in just over the hour and the glorious waterfront and quayside just a short walk away. This Victorian property offers two reception rooms one of which includes original cast iron fireplace, kitchen, lobby, ground floor bathroom, two first floor double bedrooms and first floor shower room, the rear garden is west facing. Offered for sale with no onward chain. Viewing advised.



# Property Details.

## Ground Floor

### Porch

Composite front door and further wooden door leading to:

### Lounge



11' 01" x 10' 10" (3.38m x 3.30m) Double glazed sash window with fitted shutters to front, cast iron Victorian fireplace, alcove units and shelving, radiator.

### Inner Hall

Stairs to first floor.

### Dinning Room



11' 2" x 10' 1" (3.40m x 3.07m) Double glazed sash window to rear, radiator, understairs storage cupboard.

### Kitchen

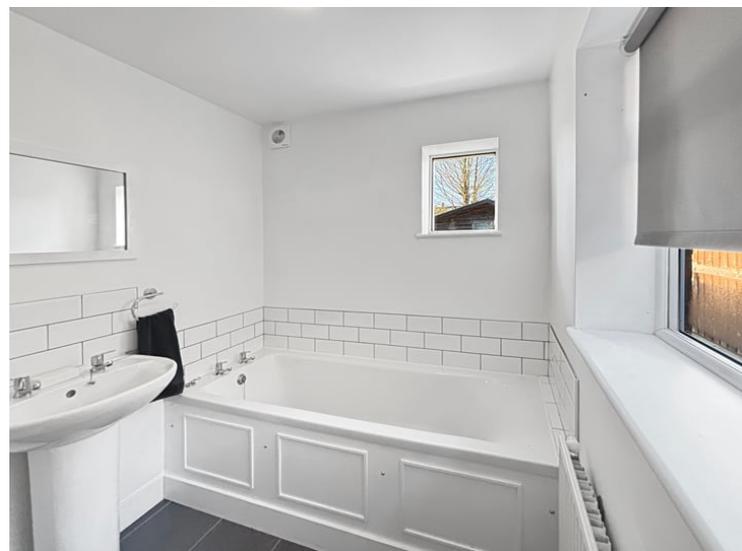


12' 0" x 6' 4" (3.66m x 1.93m) Double glazed window to side, tiled floor, integrated kitchen including a range of wall and base units, quartz worktops, wall mounted gas combination boiler, inset sink set into work surface, electric hob, built-in oven, plumbing for washing machine and space for fridge/freezer.

### Lobby

Double glazed door to rear garden, tiled floor, door to:

### Ground Floor Bathroom



Double glazed windows to rear and side tiled floor, radiator, panelled bath, WC and wash hand basin.

# Property Details.

## First Floor

### Landing

doors leading to:

### Bedroom One



11' 0" x 10' 2" (3.35m x 3.10m) Double glazed sash window to front with fitted shutters to front, radiator, wood floor, built-in wardrobe.

### Bedroom Two



10' 2" x 8' 2" into recess (3.1m x 2.49m) Double glazed sash window to rear, wood flooring, radiator.

## Shower Room



Double glazed sash window to rear, built in shutters, wooden floor, part tiled walls, WC, shower cubicle, towel rail.

## Outside

### Rear Garden

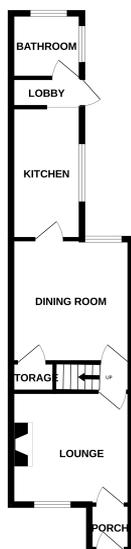


A well maintained west facing rear garden patio area, pathway leading to end of the garden, garden shed and a further garden shed/workshop, side gate with right of way for neighbouring property.

# Property Details.

## Floorplans

GROUND FLOOR  
405 sq ft (37.4 sq m) approx.



1ST FLOOR  
309 sq ft (28.7 sq m) approx.



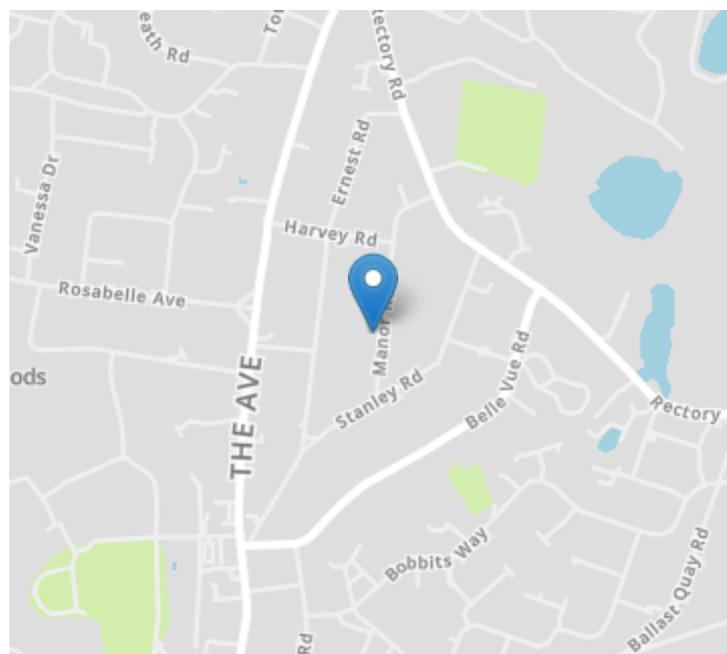
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MANOR ROAD

TOTAL FLOOR AREA: 712 sq ft (65.2 sq m) approx.

While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of floor, ceiling, room and site areas are approximate and are intended to guide only and are not guaranteed to be correct. The plan is for illustrative purposes only. The actual use of each room is the prospective purchaser's responsibility. The services, systems and appliances shown here are not tested and no guarantee as to their operability 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.

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