



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

1a West Street, Wivenhoe, Colchester, Essex. CO7 9DE.

A close to the train station as you can get is this modern first floor maisonette in lower Wivenhoe with its own private garden and off road parking. Wake up, walk to the station and be in Liverpool Street in just over the hour or wander down to the waterfront and quayside in minutes. Offering two bedrooms, fitted kitchen, modern bathroom, 20' lounge/diner, private garden, off road parking and no onward chain.



Property Details.

Ground Floor

Lobby

Accessed via private entrance door with storage cupboard and stairs to first floor.

First Floor

Landing

With window to side, radiator, loft access, storage cupboard and doors to.

Kitchen



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

Lounge/Diner



22' 8" x 12' 6" (6.91m x 3.81m) Three Windows to front, two radiators, stair recess.

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.

Bathroom



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

Outside

Garden



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

Parking

Off road parking to the front of the property.

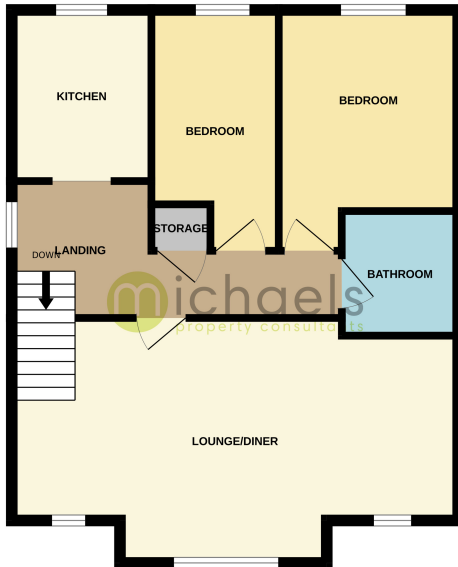
Tenure

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

Property Details.

Floorplans

GROUND FLOOR
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA: 612 sq.ft. (56.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown have not been 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.