



- Chain Free Sale
- Close To Station
- Close To Waterfront
- Four Bedrooms
- En-Suite & Bathroom
- Garage And Parking
- Garden Room
- Enclosed Garden

## 12 Admirals Walk, Wivenhoe, Colchester, Essex. CO7 9SZ.

A wonderful link detached house in this sought after lower Wivenhoe position within minutes of the mainline station with fast links to London Liverpool Street in just over the hour and of course the incredible waterfront and quayside. This charming house offers well cared for accommodation to include kitchen/diner, living room, garden room, four first floor bedroom, en-suite, family bathroom, garage, parking and rear garden. Offered chain free.





# Property Details.

## Ground Floor

### Entrance Lobby

With stairs to first floor and doors to.

### Kitchen/Diner



16' 3" x 10' 5" (4.95m x 3.17m) Windows to front and rear, tiled floor, radiator, under stairs storage cupboard, a range of fitted units and drawers with worktops over, inset hob, inset sink, extractor, fitted oven, integrated fridge/freezer, matching eye level units, tiled splashbacks.

### Rear Lobby

Door to garden, radiator and door to.

### Ground Floor Cloakroom

Window to rear, close coupled WC, wash hand basin, radiator.

### Living Room



16' 3" x 10' 4" (4.95m x 3.15m) Oak flooring, window to front, patio doors to garden room, radiator, TV point.

## Garden Room



11' 5" x 10' 6" (3.48m x 3.20m) With two sets of doors to the garden, tiled floor with heating under.

## First Floor

### Landing

Window to rear, radiator and doors to.

### Bedroom



11' 4" x 11' 2" (3.45m x 3.40m) Window to front and radiator.

# Property Details.

## Bedroom



10' 4" x 8' 1" (3.15m x 2.46m) Window to front, fitted wardrobe, radiator, door to.

## En-Suite



Window to front, close coupled WC, vanity wash hand basin, fitted shower, radiator, tiled walls.

## Bedroom

8' 1" x 6' 7" (2.46m x 2.01m) Window to front, radiator, fitted wardrobe.

## Bedroom

7' 0" x 5' 6" (2.13m x 1.68m) Window to rear, radiator.

## Bathroom



Window to rear, panel bath, close coupled WC, pedestal wash hand basin, radiator.

## Outside

### Gardens



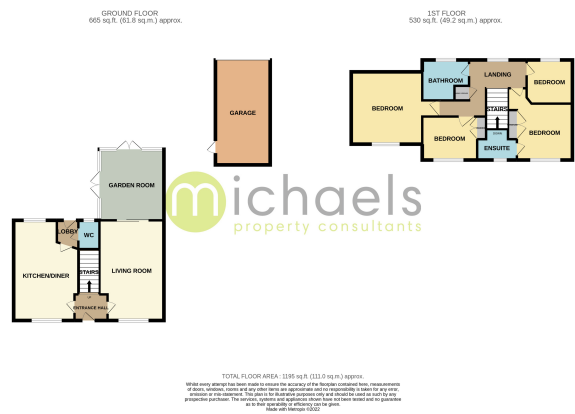
Front garden is retained by picket fencing and laid with smooth stones. The rear garden is enclosed by hedging and fencing, being mainly laid with patio this garden is cosy and easy to look after with various shrubs, plants and door to garage.

### Garage and Parking

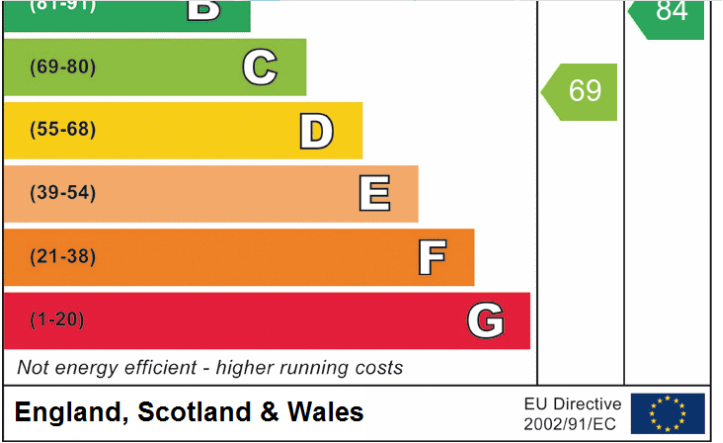
Up and over door to front, door to garden, allocated parking space.

# Property Details.

## Floorplans



## 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.

