



- Victorian Property
- Semi-Detached
- Two Double Bedrooms
- 25ft Lounge/Diner
- Downstairs Cloakroom
- Detached Garage
- Central Wivenhoe Location

27 The Cross, Wivenhoe, Essex. CO7 9QL.

A charming and elegant Victorian two bedroom semi-detached house located in the heart of Wivenhoe with easy access to mainline railway station, shops, the wonderful waterfront and quay, good schools and vibrant community. Highlights of this period home include a 25ft lounge/diner, kitchen, downstairs cloakroom, two double bedrooms, garden and a detached garage. Internal Inspections are highly recommended, call us now to arrange your viewing.



Property Details.

Lounge/Diner



25' 8" x 12' (7.82m x 3.66m) Entrance via UPVC door, a good sized reception room with window to front, obscure ornate window to side, window to kitchen, three radiators, feature fireplace, sliding door to kitchen.

Kitchen

8' 1" x 11' 7" (2.46m x 3.53m) With door and window to rear, tiled floor, a range of matching eye level and base units with drawers and worktops over, tiled splashbacks, space for gas cooker, space for fridge/freezer, door to lobby.



Lobby



4' 9" x 8' 4" (1.45m x 2.54m) With two windows to rear and single door to garden, space and plumbing for washing machine, door to cloakroom.

Cloakroom



With window to rear, low level WC, wash hand basin.

First Floor

First Floor Landing

With window to side, loft access, doors to:

Property Details.

Bedroom One



11' 4" x 12' (3.45m x 3.66m) With window to rear, radiator, door to bathroom.

Bathroom



With window to rear, radiator, part tiled walls, bath with shower over, low level WC, wash hand basin, airing cupboard.

Bedroom Two



10' 11" x 9' (3.33m x 2.74m) With window to front, radiator, built in storage cupboard.

Garden



A patio courtyard garden enclosed by brick wall and fencing, access to garage through personnel door.

Garage

14' 6" x 11' 6" (4.42m x 3.51m) With up and over door to front, power and light connected, door to garden.

Property Details.

Floorplans

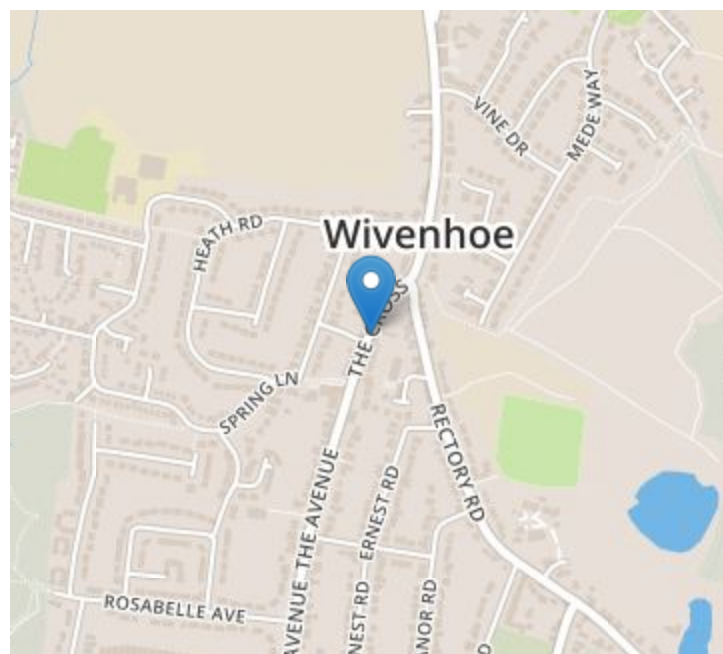


GROUND FLOOR
APPROX. FLOOR
AREA 714 SQ.FT.
(66.3 SQ.M.)

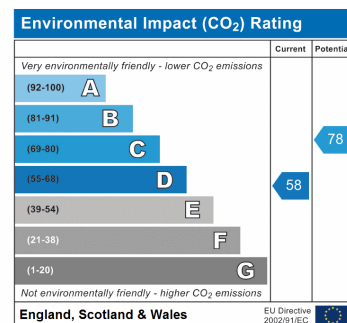
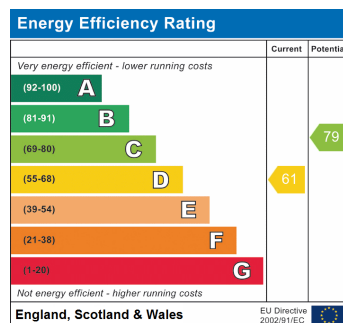
TOTAL APPROX. FLOOR AREA 1085 SQ.FT. (100.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, 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, systems and appliances 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.