

Guide Price

£150,000



- Communal Gardens
- Modern Kitchen
- Gas Central Heating
- Communal Parking
- Storage Room
- Central Wivenhoe

2 William Sparrow Court Rectory Road, Wivenhoe, Colchester, Essex. CO7 9EQ.

GUIDE PRICE £150,000 - £160,000 A good sized one bedroom first floor apartment in central Wivenhoe adjacent to the allotments and cricket club. This fully modernised home is ready to move straight into and offers double bedroom, lounge, kitchen, bathroom, storage room, communal gardens, communal parking and of course easy access to local shops, bus routes, train station with fast links to London Liverpool Street. Wivenhoe also offers excellent Essex University access and the wonderful waterfront and quayside.





Property Details.

First Floor Flat

Entrance Hall

With storage cupboard, radiator and doors to.

Store Room

 $6' \ 3'' \ x \ 5' \ 1'' \ (1.91 \ m \ x \ 1.55 \ m)$ Set up and used as a study with storage cupboard.

Bedroom



13' 6" x 11' 1" (4.11m x 3.38m) Window to front, radiator, fitted wardrobe.

Lounge



 $12' \ 0'' \ x \ 12' \ 0'' \ (3.66m \ x \ 3.66m)$ Window to front, radiator, fireplace with electric fire.

Kitchen



9' 8" x 7' 6" (2.95m x 2.29m) Window to rear, a range of modern fitted units and drawers with worktops over, inset sink and drainer, inset gas hob, electric oven, extractor, tiled splashbacks, matching eye level units, spaces for appliances.

Property Details.

Bathroom



Obscure window to rear, panel bath with shower over, vanity wash hand basin, close coupled WC, heated towel rail, tiled splashback, fitted airing cupboard housing combination boiler.

Outside

Gardens





There are two communal garden areas which can be used by the residents.

Parking

We are advised there is communal parking to the rear on a first come first served basis and there are no restictions on Rectory road.

Property Details.

Floorplans

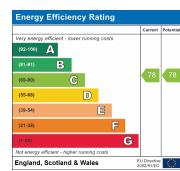
GROUND FLOOR 500 sq.ft. (46.4 sq.m.) approx.

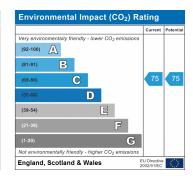


Location



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.

