



- High Street Location
- Two Reception Rooms
- Two Bedrooms
- No Onward Chain
- Cottage
- First Floor Bathroom
- Court Yard Garden
- Walking Distance Of Train Station

## 72 High Street, Wivenhoe, Colchester, Essex. CO7 9AB.

Guide Price £260,000 - £280,000 A wonderful cottage positioned in this sought after lower Wivenhoe position offering lots of potential, charm and character. Within easy reach of mainline train station with fast links to London Liverpool Street Station in just over the hour, the quayside, waterfront and of course the local shops, pubs, countryside walks and Essex University. Accommodation includes two bedrooms, first floor bathroom, two reception rooms, kitchen, porch and court yard garden. Offered chain free.



# Property Details.

## Ground Floor

### Porch

UPVC front door, tiled floor, window to side.

### Living Room



13' 0" x 11' 01" (3.96m x 3.38m) Double glazed window to front, radiator, fireplace, alcove unit.

### Dinning Room



12' 7" x 11' 2" (3.84m x 3.40m) Window to rear, radiator, wall lights, under stairs storage, stairs to first floor.

### Kitchen

8' 1" x 6' 10" (2.46m x 2.08m) Double glazed window to side and UPVC door onto the courtyard, tiled floor, part tiled walls, wall mounted boiler, laminate worktop, range of wall and base units, stainless steel sink, integrated cooker, hob, cooker fan, space for washing machine, fridge/freezer,

## First Floor

### Landing

Loft access, storage cupboard, doors leading to:

### Bedroom One



13' 1" x 10' 11" (3.99m x 3.33m) Double glazed window to front, radiator.

### Bedroom Two



11' 4" x 7' 5" (3.45m x 2.26m) Double glazed window to rear, radiator.

# Property Details.

## Family Bathroom



7' 6" x 6' 8" (2.29m x 2.03m) Obscure window to side, tiled walls. wall mounted extractor fan, panelled bath, shower enclosure, WC and wash hand basin.

## Outside

### Courtyard Garden



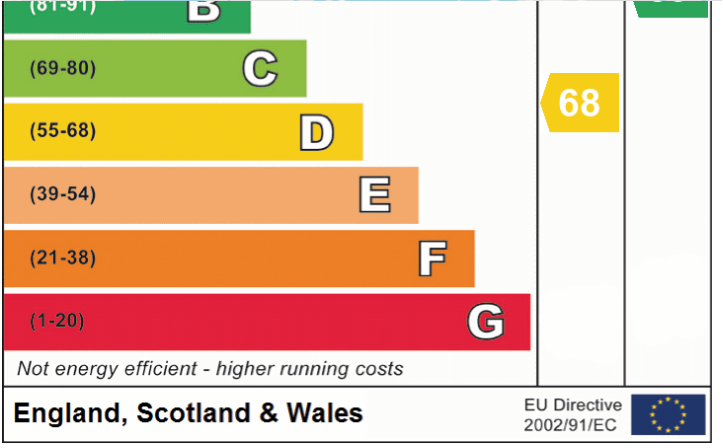
Laid to patio enclosed by fencing and privacy walling, brick shed, shared side access.

# 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.

