



- Semi Detached Cottage
- Two Bedrooms
- First Floor Bathroom
- Three Reception Rooms
- Kitchen
- Outside Space
- Walking Distance To Wivenhoe Train Station
- Lower Wivenhoe Position
- No Onward Chain

## 2 West Street, Wivenhoe, Colchester, Essex. CO7 9DE.

A charming and cosy cottage in this sought after lower Wivenhoe position just minutes from the mainline station with fast links to London Liverpool Street in just over the hour. The near by glorious waterfront and quayside also just a short walk away. This Victorian semi detached house offers three reception rooms, kitchen, two first floor bedrooms and first floor shower room. Offered for sale with no onward chain.





# Property Details.

## Ground Floor

### Lounge



12' 0" x 10' 4" (3.66m x 3.15m) Sash windows to front, electric radiator, cast iron fireplace and shelving.

### Reception Room



12' 01" x 11' 0" (3.68m x 3.35m) Window to side, electric heater, tiled hearth, decorative cast iron stove, alcove units and stairs to first floor.

### Dining Room



12' 8" x 8' 7" (3.86m x 2.62m) Tiled floor, electric radiator, wooden entrance door, wooden door to outside space and windows to sides.

### Kitchen

11' 5" x 7' 5" (3.48m x 2.26m) Windows to front, electric radiator, side, tiled floor, range of wall and base units, laminate worktop, inset stainless steel sink with 1/2 bowl and right hand drainer, space for cooker, fridge/freezer and washing machine.

## First Floor

### Landing

Doors leading to:

# Property Details.

## Bedroom One



11' 2" x 10' 3" (3.40m x 3.12m) Window to front, electric radiator, cast iron fireplace and wardrobe.

## Bedroom Two



10' 4" x 5' 09" (3.15m x 1.75m) Window to rear, electric radiator and fitted wardrobe.

## Shower Room



Window to rear, part tiled walls, fitted shower with wall mounted hot water converter and basin unit.

## Outside

### Outside Space

Outside space with drainage access.

# Property Details.

## Floorplans

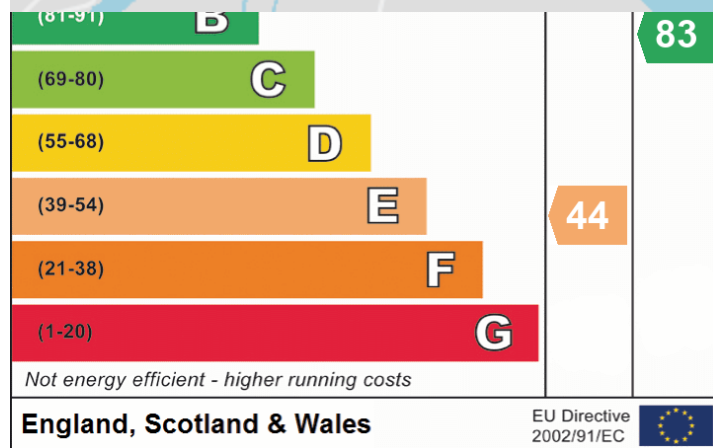


**michaels**  
property consultants

TOTAL FLOOR AREA: 671 sq ft (62.4 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, costs and any other facts are approximate and no responsibility is taken for any errors or omissions in this statement. This plan is for illustrative purposes only and should not be used as such for any prospective purchase. The services, systems and appliances shown are not shown tested and no guarantee is given as to their operability or efficiency at the time.  
Made with Weavey - C0024

## 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.

**michaels**  
property consultants