



- Semi Detached Cottage
- Two Bedrooms
- Grade II listed
- Gas Central Heating
- In need of Modernisation
- Positioned In Lower Wivenhoe
- Character Features
- Private Rear Garden

9 Brook Street, Wivenhoe, Colchester, Essex. CO7 9DS.

Positioned in the idyllic lower Wivenhoe a unique grade II listed character dating back to the 17th century. The property is in need of full renovation, if you are looking for a property project with huge potential then look no further. The property benefits from two bedrooms, first floor bathroom, the ground floor includes living room with inglenook fireplace, fitted kitchen and cloakroom. Outside there is a courtyard style garden. Within easy reach of the waterfront and all of Wivenhoe's wonderful amenities including commuter links to London Liverpool street this could make an ideal holiday let, investment of cosy home. Chain free.



Property Details.

Ground Floor

Living Room



14' 05" x 9' 11" (4.39m x 3.02m) Single glazed bay window to front, exposed beams and brickwork, inglenook fireplace with fitted stove, stairs to first floor, built in storage, door to kitchen.

Kitchen



12' 04" x 10' 4" (3.76m x 3.15m) single glazed window to rear, door to garden, space for washing machine, electric cooker, fridge freezer, integrated wall and base units, roll top work surfaces.

Cloakroom

currently fitted with a macerator toilet.

First Floor

Bedroom One



13' 1" x 10' 0" (3.99m x 3.05m) Single glazed window to front, radiator, built in wardrobes,, red brick fireplace.

Bedroom Two



7' 11" x 6' 09" (2.41m x 2.06m) Single glazed window to rear, radiator,.

Property Details.

Bathroom



6' 03" x 6' 02" (1.91m x 1.88m) Single glazed window to rear, vinyl floor, panelled bath, low level WC, wash hand pedestal basin.

Outside

Front Garden

Low level picket fencing and gate separating the property from the pathway, concrete steps leading down to the front doorway.

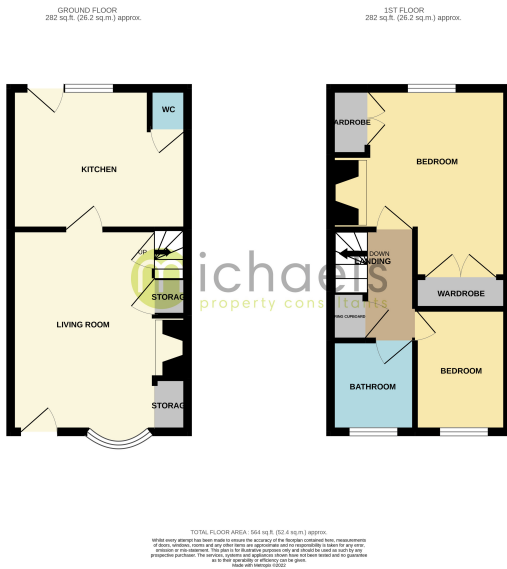
Rear Garden



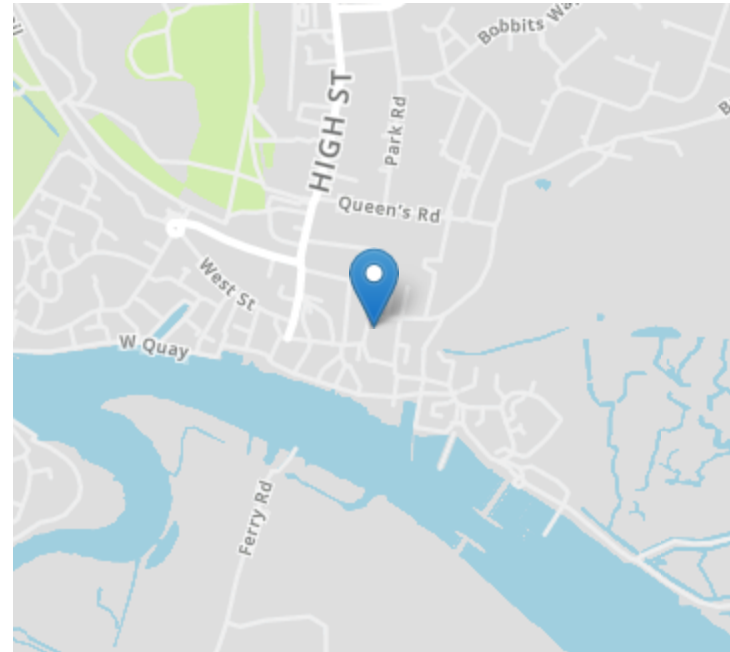
Enclosed private rear garden, decking area reminder paved, gated side access.

Property Details.

Floorplans



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.