



- Generous Garden
- Lower Wivenhoe Position
- Period Property
- Two Bedrooms
- Close To Station
- Lounge/Diner

96 High Street, Wivenhoe, Colchester, Essex. CO7 9AB.

A charming and beautifully presented period home situated in lower Wivenhoe and within easy reach of the mainline station with fast links to London Liverpool Street in just over the hour, close by to the waterfront, quayside shops, pubs and restaurants. This wonderful property has an open plan lounge/diner with fireplace, original strip wood floors, modern kitchen, shower room, two bedrooms and an incredible garden.



Property Details.

Ground Floor

Lounge/Diner



22' 5" x 12' 3" (6.83m x 3.73m) Windows to front and rear, strip wood flooring, radiators, fireplace with tiled hearth and surround, fitted cupboard, stairs to first floor with further storage cupboard under, door to kitchen.

Kitchen



8' 7" x 6' 0" (2.62m x 1.83m) Window to side, side door to garden, door to shower room, a range of fitted units and drawers with worktops over, inset sink and drainer, tiled floor, tiled splashbacks, matching eye level units, gas hob, electric oven, integrated fridge, integrated freezer, space for washing machine, space for dishwasher, extractor.

Shower Room



Window to rear, corner shower, close coupled WC, ceramic bowl sink on glass and wood stand, tiled walls, heated towel rail.

First Floor

Bedroom One



11' 10" x 11' 0" (3.61m x 3.35m) Window to front, radiator, strip wood floorboards, cast iron fireplace.

Property Details.

Bedroom Two



11' 0" x 9' 4" (3.35m x 2.84m) Window to rear, radiator, strip wood floor, cupboard over stairs.

Outside

Front Garden

Retained by brick wall and accessed via metal gate with pathway to the front door, various shrubs, plants and gated side access.

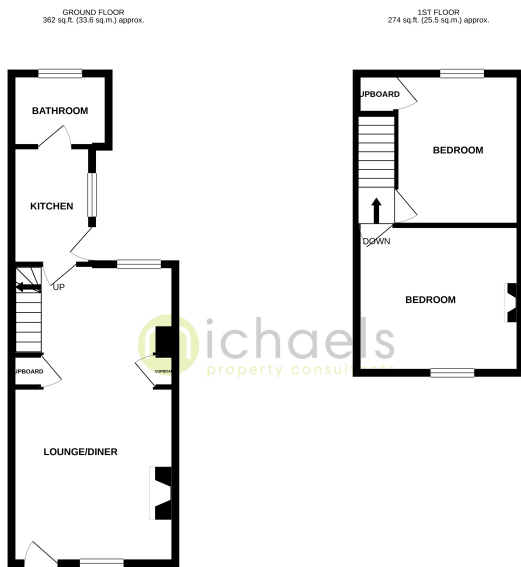
Rear Garden



A generous and stunning garden mainly laid to lawn with patio area, trees, shrubs and plants, large garden shed to the bottom of the garden, all enclosed by fencing and hedging.

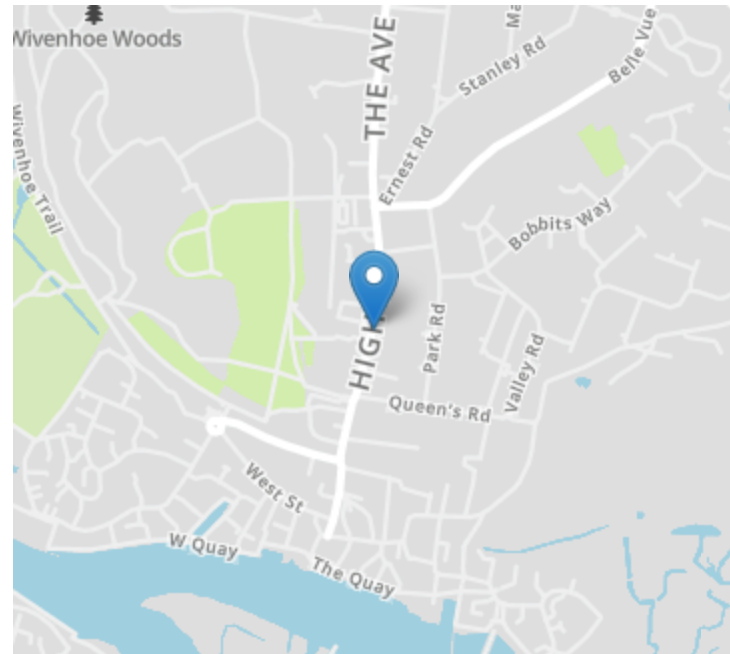
Property Details.

Floorplans



TOTAL FLOOR AREA: 636 sq ft, (59.1 sq m) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of areas, volumes, contents and any other facts are not guaranteed and are for information only. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should verify the accuracy of the floorplan and any other facts before making any offer. The floorplan is not to be used as a basis for any legal proceedings. It is made with Microsoft Office 2010.

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.