



- Three Bedrooms
- En suite & Family Bathroom
- Kitchen & Dining Room
- Garage And Parking.
- Walking Distance Of Railway Station
- Lower Wivenhoe Position
- Close To Amenities & Schooling

## 6 Admirals Walk, Wivenhoe, Colchester, Essex. CO7 9SZ.

Three bedroom end of terrace house located within walking distance to the picturesque Wivenhoe Quay, vibrant shops, restaurants and Mainline Train Station, which has direct links to London Liverpool Street. The property has been well maintained to a good standard by the current owners, and is well presented throughout. Internally the house offers three bedrooms with en-suite to master, kitchen/diner, living room, cloakroom and bathroom. Externally the property comprises a low maintenance garden, garage and off-street parking. Call us now to arrange your viewing.



# Property Details.

## Ground Floor

### Hallway

With stairs rising to first floor and doors to living room and kitchen.

### Living Room



16' 1" x 10' 4" (4.90m x 3.15m) With window to front, patio doors to rear, two radiators and ceiling fan

### Kitchen



16' 1" x 10' 5" (4.90m x 3.18m) With window to front and rear, radiator, a range of matching eye level and base units with drawers and worktops over, tiled splash back, inset one and a half sink and drainer, space and plumbing for washing machine, cooker with gas hob and extractor over, integrated fridge/freezer, integrated dishwasher, space for dining table and door to lobby.

### Lobby

With door to rear, radiator and door to cloakroom.

### Cloakroom

With window to rear, radiator, half tiled walls, close coupled WC, pedestal and wash hand basin.

## First Floor

### Landing

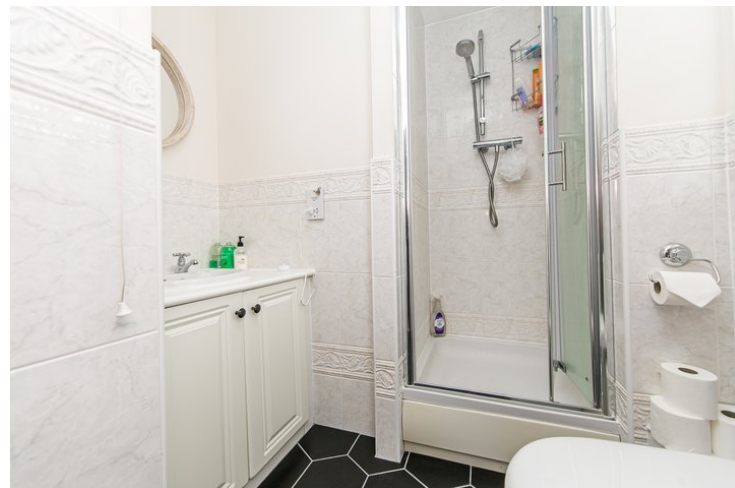
With window to rear, radiator and doors to bedrooms and family bathroom.

### Bedroom one



10' 4" x 9' 9" (3.15m x 2.97m) With window to front, radiator, built in wardrobes, ceiling fan and door to en-suite.

### En-suite



With obscure window to front, part tiled walls, close coupled WC, vanity wash hand basin and shower cubicle.

# Property Details.

## Bedroom Two



9' 2" x 8' 2" (2.79m x 2.49m) With window to front, radiator, built in wardrobe, ceiling fan and loft access.

## Bedroom Three



7' 4" x 7' 1" (2.24m x 2.16m) With window to rear, ceiling fan and radiator.

## Bathroom



With obscure window to rear, part tiled walls, panelled bath with overhead shower, close coupled WC, pedestal wash hand basin, radiator and airing cupboard.

## Outside

### Garden



Low maintenance rear garden enclosed by panel fencing with gated side access.

### Garage

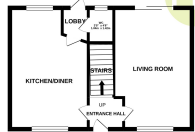
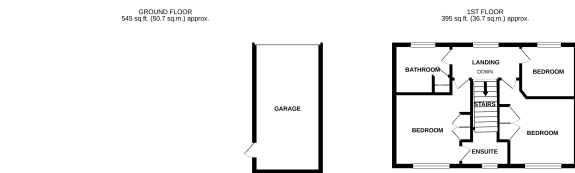
17' x 8' 7" (5.18m x 2.62m) With power and light connected, electric roll door to front and door to side.

### Parking

One allocated parking space and further parking available on street.

# Property Details.

## Floorplans



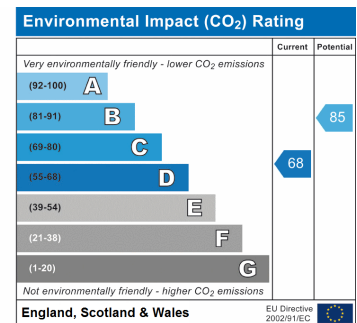
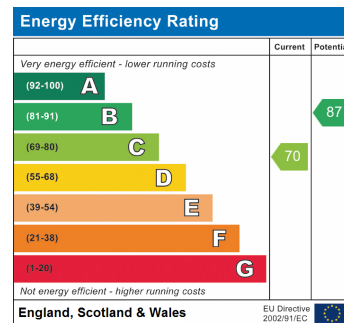
**michaels**  
property consultants

TOTAL FLOOR AREA: 940 sq ft (87.3 sq m) approx.  
We do not warrant the accuracy of the information provided in this document. Measurements are taken on the ground floor only. The information is provided for guidance only. We do not warrant the accuracy of the information provided in this document. We do not warrant the accuracy of the information provided in this document.

## 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.