



- Two Bedrooms
- Walking Distance Of Wivenhoe Train Station
- Open Plan Kitchen/ Living Room
- Sash Windows
- Gas Central Heating
- Ground Floor Bathroom
- Sought After Position
- Ideal First Home
- Court Yard Garden With Gated Access to Hamilton Road

**28 Alma Street, Wivenhoe, Colchester, Essex. CO7 9DL.**

**\*\*Guide Price £260,000 - £270,000\*\*** A charming grade II listed cottage positioned in the popular location within lower Wivenhoe and within easy reach of the Waterfront, Railway Station. Highlights include gas central heating, open plan living, utility lobby, two bedrooms and court yard garden. This character filled cottage is ready to move into. Early viewing highly advised.



# Property Details.

## Ground Floor

### Living Room



10' 08" x 10' 09" (3.25m x 3.28m) Sash window to front, front door opening onto the living room, striped wooden floor, open fire with tiled hearth, wooden mantle and cast iron fireplace, alcove storage, open plan onto the kitchen.

### Kitchen



10' 08" x 8' 11" (3.25m x 2.72m) Sash window to rear, stairs to first floor, wooden floor, fitted shaker style kitchen including a range of base units and draws, oak effect worktop, integrated Neff oven, induction hob, ceramic one and a half bowl sink with left hand drainer, under counter fridge freezer, dish washer.

### Utility Lobby

6' 04" x 2' 10" (1.93m x 0.86m) Side door to courtyard, space for washing machine with storage over and door to bathroom.

# Property Details.

## Ground Floor Bathroom



Window to rear, tiled floor, part tiled walls, paneled bath, low level WC, pedestal wash hand basin, heated towel rail.

## First Floor

### Landing

Half Landing, With doors to bedrooms.

### Bedroom One



11' 1" x 10' 9" (3.38m x 3.28m) Sash Window to front, radiator, fitted wardrobes, space for double bed.

### Bedroom Two

## Outside

### Garden



A paved courtyard with gated rear access, ample space for bike storage, potted plants and dining set.

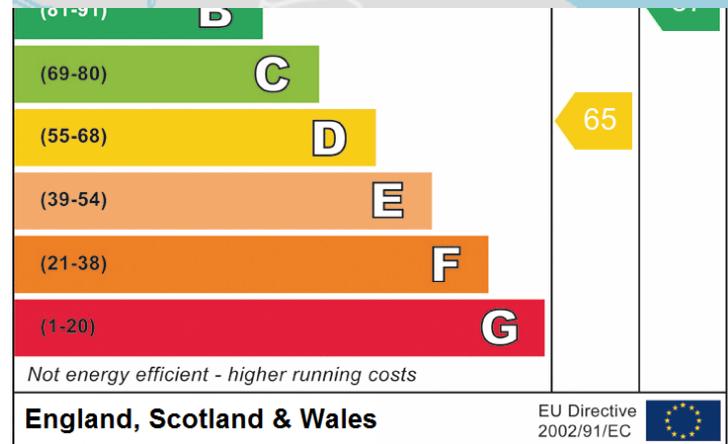
# Property Details.

## Floorplans



**TOTAL FLOOR AREA - 493 sq ft. (45.8 sq m) approx.**  
When used, all areas have been measured to the internal face of the finished wall. Measurements of areas, volumes, levels or heights given are approximate and should not be relied upon for any purpose other than a guide only. This plan is for illustrative purposes only and should not be used as such for any other purpose. The accuracy of the information is not guaranteed. Make with Mergat (2022) 01 21 11 11 11.

## 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.