



- Lower Wivenhoe Position
- Walk To Mainline Train Station
- Character and Charm
- Flexible Accommodation
- Three/Four Bedrooms
- Four Floors
- Beautifully Presented

### 9 Queens Road, Wivenhoe, Colchester, Essex. CO7 9JH.

A wonderful four storey town house in this sought after lower Wivenhoe position close by to the local pubs, restaurants, shops and amenities, within easy reach of the mainline station with fast links to London Liverpool Street in just over the hour and the waterfront and quayside. With flexible accommodation to include three bedrooms and bathroom over the first and second floor; living room and Kitchen/diner on the ground floor and two further rooms below which could be bedrooms or reception rooms. Please call for further information.



# Property Details.

## Ground Floor

### Living Room



4.05m x 3.67m (13' 3" x 12' 0") Window to front with fitted shutters, fireplace, picture rail, radiator, TV point and door to:

### Kitchen/Diner



3.78m x 3.87m (12' 5" x 12' 8") French doors to garden, window to side, strip wood floor, feature radiator, stairwells to first floor and basement, a range of fitted units and drawers with worktops over, inset butler sink, space for range cooker, space for dishwasher, space for washing machine, matching eye level units, tiled splashback.

## Basement

### Bedroom/Reception



4.52m x 3.19m (14' 10" x 10' 6") Exposed timbers, window to side, engineered wood floor, fireplace and door to:

### Reception

3.75m x 3.44m (12' 4" x 11' 3") Large fitted storage cupboard, wood effect floor.

## First Floor

### Landing

Strip wood floor, radiator, stairwell to second floor, doors to:

### Bedroom



4.65m x 4.06m (15' 3" x 13' 4") Window to front, window to side, radiator, strip wood floor.

# Property Details.

## Bathroom



3.4m x 2.4m (11' 2" x 7' 10") Window to side, panel bath, close coupled WC, pedestal wash hand basin, strip wood floor, radiator, fitted airing cupboard.

## Second Floor

### Bedroom



4.62m x 3.08m (15' 2" x 10' 1") Window to side, velux window, distant river views, wood flooring, radiator and door to:

## Bedroom



4.62m x 3.08m (15' 2" x 10' 1") Window to side, velux window, distant river views, wood floor, radiator, loft access.

## Outside

### Garden



Enclosed by a red brick wall with lawn area, patio area, raised decking area, gated side access.

# Property Details.

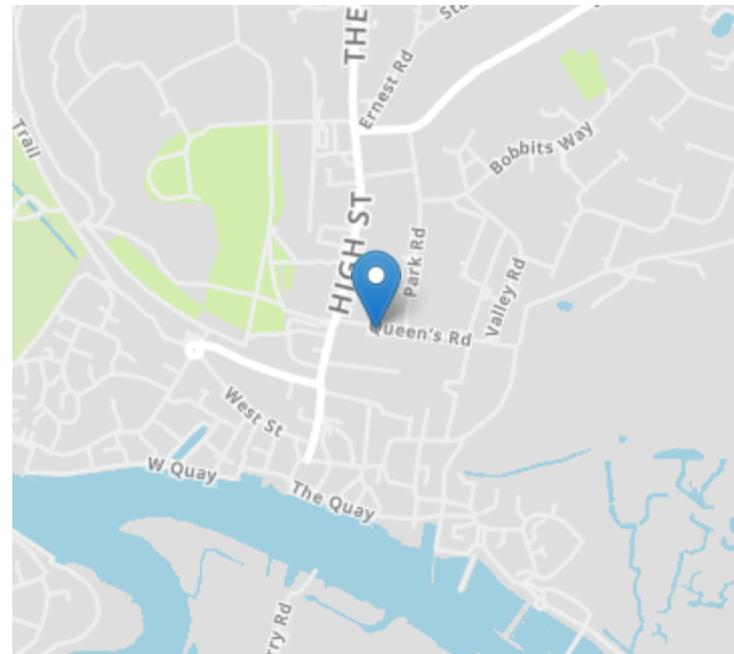
## Floorplans



TOTAL FLOOR AREA: 1311 sq ft (121.8 sqm) approx.

These plans should be taken as a guide only. The accuracy of the floor plans is not guaranteed. Measurements of all dimensions, areas and volumes are approximate and the responsibility is taken by the purchaser. The purchaser should verify the accuracy of the floor plans and measurements by a professional surveyor. The purchaser should also verify the accuracy of the floor plans and measurements by a professional surveyor. The purchaser should also verify the accuracy of the floor plans and measurements by a professional surveyor. The purchaser should also verify the accuracy of the floor plans and measurements by a professional surveyor.

## 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.