



- Chain Free Sale
- Period Property
- Lower Wivenhoe
- Original Features
- Plenty Of Potential
- Close To Train Station

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

A wonderful Bay fronted period home in this sought after lower Wivenhoe position offering lots of potential, charm and character. Within easy reach of mainline train station with fast links to London Liverpool Street Station in just over the hour, the quayside and waterfront and of course the local shops, pubs, countryside walks and Essex University. On the top floor there are three bedrooms and a shower room, on the ground floor there are two receptions, kitchen and a bathroom. Offered chain free.



Property Details.

Ground Floor

Living Room



12' 7" x 12' 5" (3.84m x 3.78m) (plus bay)
Bay window to front, radiator, ornate coving, period fireplace, TV point and door to.

Dining Room



12' 8" x 12' 3" (3.86m x 3.73m) Window to rear, wood flooring, stairs to first floor with storage cupboards under, radiator and door to kitchen.

Kitchen

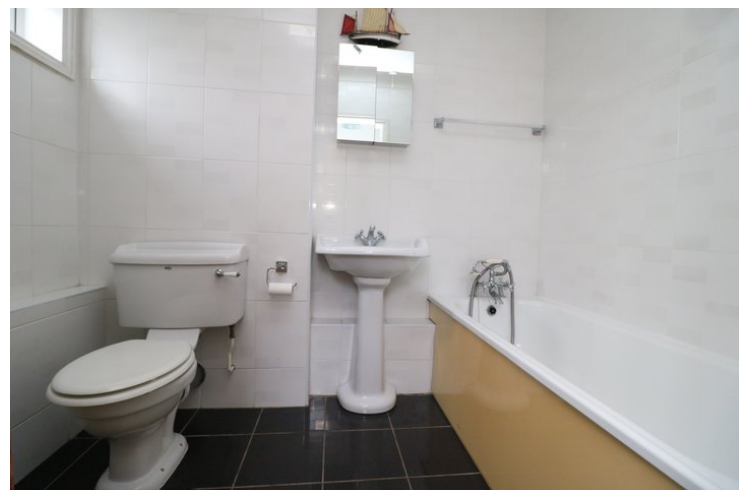


10' 1" x 7' 8" (3.07m x 2.34m) Window to side, a range of fitted units and drawers with worktops over, inset sink and drainer, inset oven and hob, extractor over and space for fridge, door to.

Utility Space

Door to garden, window to side, space and plumbing for appliance and door to.

Bathroom



Window to side, panel bath, pedestal wash hand basin, close couple WC, tiled floor and walls.

First Floor

Half Landing

With doors to.

Property Details.

Bedroom One



13' 0" x 12' 4" (3.96m x 3.76m) Window to front, radiator, fitted cupboard.

Bedroom Two



12' 8" x 9' 2" (3.86m x 2.79m) Window to rear, fitted cupboard over stairs, radiator and door to.

Bedroom Three



10' 0" x 7' 6" (3.05m x 2.29m) Window to side, radiator, door to.

Shower Room



Window to rear, shower cubicle, pedestal wash hand basin, close coupled WC, fitted double airing cupboard.

Outside

Gardens



The front garden is retained by a dwarf wall with ornate tiled path to front door. The rear garden is a wonderful space being predominately patio, garden shed, summer house, various shrubs, plants, pergola and gated access.

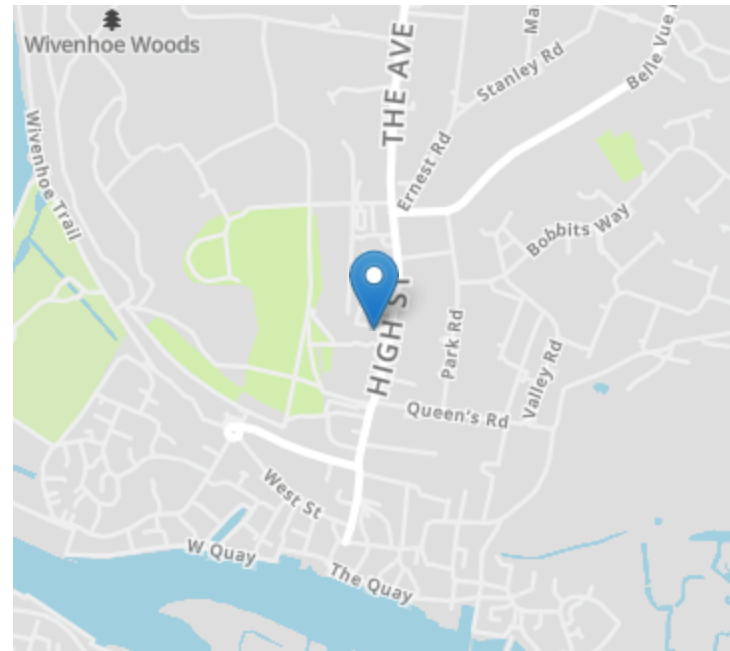
Property Details.

Floorplans



TOTAL FLOOR AREA: 928 sq ft (86.2 sq m) approx.
While every effort has been made to ensure the accuracy of the floorplans and area measurements, the purchaser should verify the accuracy of the floorplans and area measurements. The purchaser should also verify the accuracy of the floorplans and area measurements. The purchaser should also verify the accuracy of the floorplans and area measurements. The purchaser should also verify the accuracy of the floorplans and area measurements.

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.