



- Mid Terrace House
- Two Double Bedrooms
- First Floor Bathroom
- Kitchen/ Diner
- Living Room
- Gas Central Heating
- Central Wivenhoe Location
- South Facing Rear Garden
- Clean Burning Log Burner

**19 Britannia Crescent, Wivenhoe,
Colchester, Essex. CO7 9PF.**

A two bedroom mid terraced home within central Wivenhoe and in easy reach of the Wivenhoe trail which leads to the mainline station, with fast links to London Liverpool Street Station and back to Colchester town. Offering great size accommodation with two double bedrooms, first floor bathroom, open plan kitchen/diner, living room with log burner, generous garden with outbuildings. Agent holds keys to view.



Property Details.

Ground Floor

Entrance Hall

Front door, radiator, access to under stairs storage and doors to;

Living Room



10' 11" x 14' 2" (3.33m x 4.32m) Window to front, radiator, log burner, opening to;

Kitchen/Dining room



17' 3" x 10' 5" (5.26m x 3.17m) Windows to rear and single door opening onto the rear garden, radiator, fitted kitchen including a range of eye and low level fitted units with work surface over, space for fridge and freezer, washing machine, free standing single oven with hob, inset sink.

First Floor

Landing

Access to airing cupboard, loft access (the loft is part boarded and insulated) and doors to;

Bedroom One



13' 11" x 10' 3" (4.24m x 3.12m) Window to front, radiator, access to built in wardrobes, currently being used as an office.

Property Details.

Bedroom Two



12' 1" x 11' 11" (3.68m x 3.63m) Window to rear, radiator

Family Bathroom



Obscure window to rear, panelled bath with overhead shower, W/C, wash hand basin and radiator.

Frontage

Currently street parking, potential off road parking STP with the small front garden that is block paved and retained by low level brick wall.

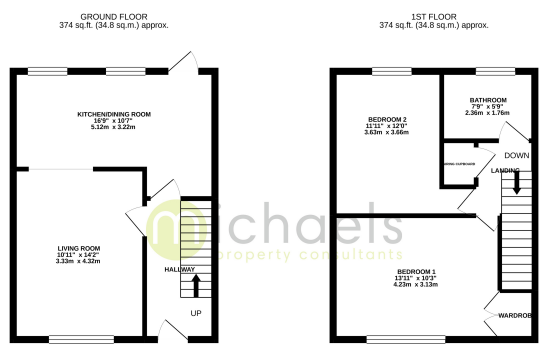
Rear Garden



A generous south facing rear garden mainly laid to lawn, retained by fencing. Side passage way leading to the front aspect of the property, currently laid out as a wildlife garden with vegetable plot.

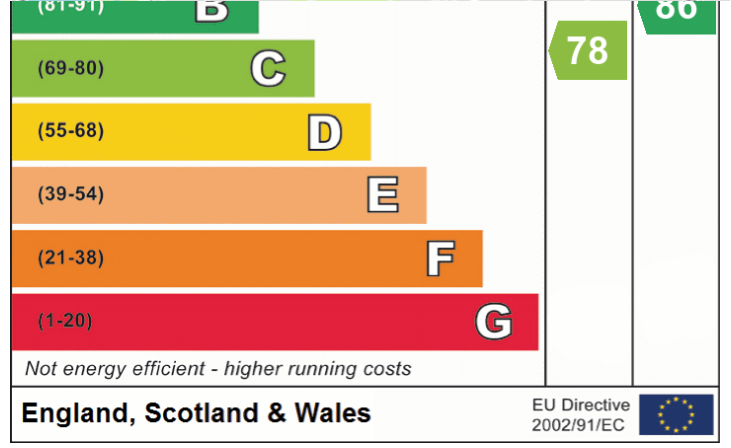
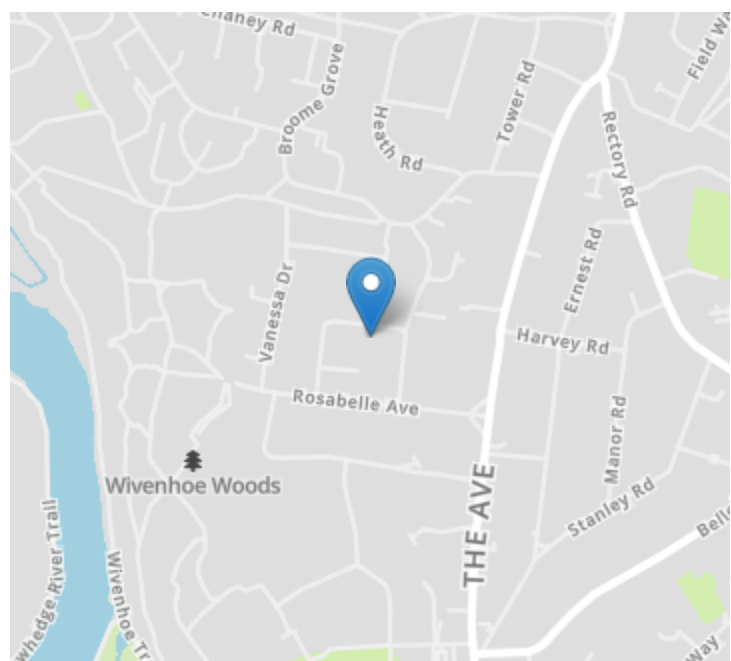
Property Details.

Floorplans



TOTAL FLOOR AREA: 748 sq ft (69.5 sq m) approx.
While every effort has been made to ensure the accuracy of the figures contained herein, measurements of areas, distances, heights and other such data are given as a guide only and should not be relied upon for any purpose other than that for which they are provided. The accuracy of the information contained herein is not guaranteed. Date: 10/04/2018

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.

