



- Three Bedroom Semi Detached
- Two Reception Rooms
- Lower Wivenhoe
- En-Suite and Bathroom
- Refurbished Throughout With Superb Attention To Detail
- Walking Distance To Wivenhoe Train Station & Waterfront
- Off Road Parking & Garage
- En- Suite Shower Room

**36 Old Ferry Road, Wivenhoe, Colchester, Essex. CO7 9SW.**

Perfectly set in this sought-after lower Wivenhoe position is this stunning family home within minutes of mainline station with fast links to London Liverpool Street and the beautiful Wivenhoe Quay and amenities. Prepare to be impressed as soon you step through the threshold of this stylish and upgraded three-bedroom semi-detached house presented in immaculate condition with high end detailing. The property has recently been fitted with new good quality carpet throughout, a new pressurised heating system, refitted bathroom and en-suite. Highlights include two reception rooms, modern kitchen, and cloakroom to the ground floor with three bedrooms, en suite and family bathroom to the first floor. The rear garden includes an enclosed south/west facing garden along with a low maintenance driveway with garage. Call to view!



# Property Details.

## Ground Floor

### Entrance Hall

7' 01" x 3' 05" (2.16m x 1.04m) Composite front door opening onto hall entrance, solid oak floor, radiator, stairs rising to first floor and doors to:

### Cloakroom

3' 06" x 4' 07" (1.07m x 1.40m) With obscure timber sash window to side, radiator, low level WC, wash hand basin with towel rail.

### Lounge



15' 0" x 13' 8" (4.57m x 4.17m) Double glazed sash timber window to front, radiator, solid oak wood floor, gas feature fireplace with granite hearth, storage cupboard, opening to dining room and kitchen.

### Dining Room



11' 3" x 8' 2" (3.43m x 2.49m) Double glazed timber French doors to rear, radiator, solid oak wood floor, open plan serving worktop space.

## Kitchen



11' 7" x 7' 10" (3.53m x 2.39m) Double glazed timber window to rear, tiled floor, inset spot lights, a range of white gloss matching eye level and base units with drawers and wooden worktops and upstand, glass splash back behind gas hob, over head extra fan, breakfast bar, inset one and a half sink and drainer, space for fridge/freezer and integrated washing machine.

## First Floor

### Landing

Timber double glazed sash window to side, loft access, airing cupboard, doors to:

### Bedroom One



9' 10" x 8' 11" (3.00m x 2.72m) Two double glazed sash window to front, radiator, built in wardrobe, door to en-suite, space for double bed and furniture.

### En-Suite

With shower cubicle, close coupled WC, wash hand basin, heated towel rail.

# Property Details.

## Bedroom Two



9' 10" x 8' 11" (3.00m x 2.72m) With window to rear, radiator, built in wardrobe.

## Bedroom Three



9' 7" x 6' 9" (2.92m x 2.06m) Double glazed timber sash window to rear, space for double bed however the current owners are using this room as a home office at present and have a fitted desk in situ, fitted wardrobe and radiator.

## Bathroom



Obscured double glazed timber sash window to rear, tiled floor heated towel rail, inset spot lights, close coupled WC, wash hand basin with solid wood counter top, tiled panelled bath with over head shower and separate pull out hand shower head.

## Rear Garden



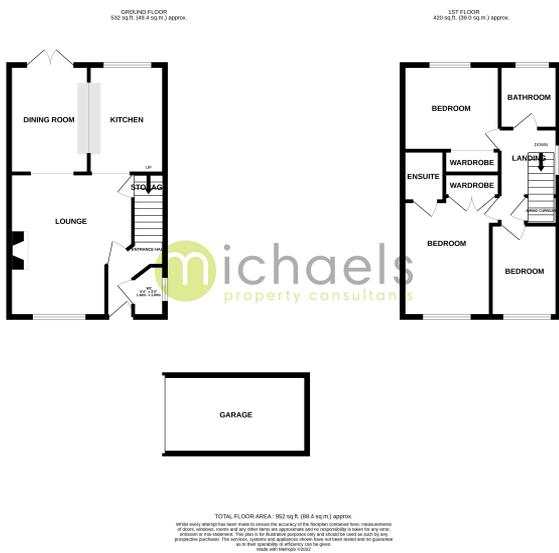
A well maintained south/west facing garden enclosed by privacy fencing with a lawn area leading to a raised decking area with space for outdoor dining furniture, a paved space to the rear allowing a further patio area or hard standing for shed, timber clad storage unit, two silver birch trees and shrubs.

## Garage And Parking

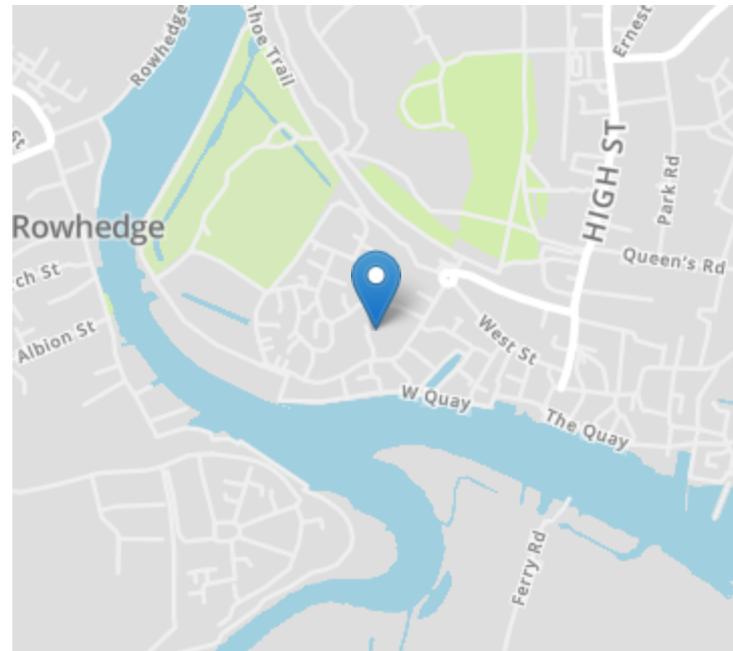
Block paved drive way for off road parking, a garage with up and over door to front.

# Property Details.

## Floorplans



## 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.