



- No Onward Chain
- Close to Bus Route, Railway Station, Schools and Shops
- Character and Charm
- Two Bedrooms
- Loft Room
- Generous Garden

43 Manor Road, Wivenhoe, Colchester, Essex. CO7 9LN.

This Character filled home is positioned in the heart of Wivenhoe Town. Located along one of the prettiest roads in Wivenhoe and within close proximity to the towns local shops, schools, restaurants main line train station which is a direct line back into London Liverpool Street. Internally the property is filled with original features such as exposed wooden flooring, open fire places and many more lovable characteristics. The main highlights of this house are two reception rooms, modern kitchen, two bedrooms, bathroom as well as a loft room on the second floor. To appreciate everything this house has to offer please call us now to arrange a viewing.



Property Details.

Ground floor

Living Room



10' 11" x 11' 1" (3.33m x 3.38m) Window to front, radiator, free standing log fuelled burner and door to;

Dining Room



10' 11" x 12' 8" (3.33m x 3.86m) Window to rear, open fireplace, radiator and door to;

Kitchen

6' 5" x 11' 10" (1.96m x 3.61m) Windows to side and rear, inset spot lighting, range of eye and low level fitted units with work surface over, inset ceramic butler sink, integrated single oven with gas hob and extractor over, space for washing machine, dish washer and fridge.



First Floor

Master Bedroom



10' 11" x 10' 11" (3.33m x 3.33m) Window to front, radiator, access to storage cupboard.

Bedroom Two



7' 3" x 7' 11" (2.21m x 2.41m) Window to rear Radiator, feature fire place.

Bathroom



11' 11" x 6' 6" (3.63m x 1.98m) Window to rear, radiator, inset spot lighting, wash hand basin, separate shower cubicle, single panelled bath, W/C and access to airing cupboard.

Property Details.

Second Floor

Loft Room



14' 8" x 9' 5" (4.47m x 2.87m) Velux window, eaves storage and radiator.

Outside

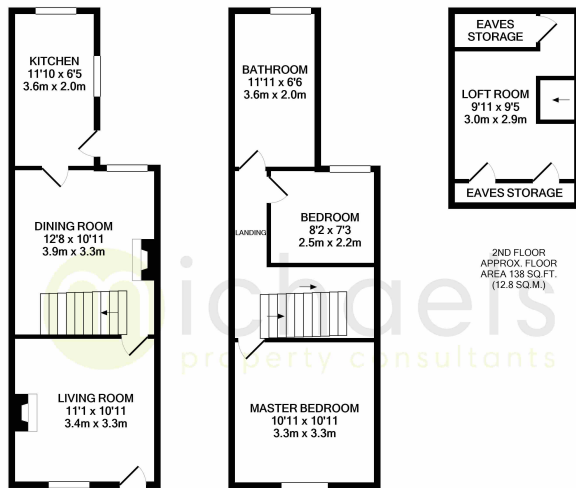
Garden



The house benefits from a well proportioned garden. Enclosed by fencing and boarded by well established trees and bushes creating a private space for people to be in. The majority of the space is made of up grass however there is a small section which has been decked to create a seating area. At the end of the garden there is a detached shed ideal for storage or can be used as a home office as it house full power connected to it.

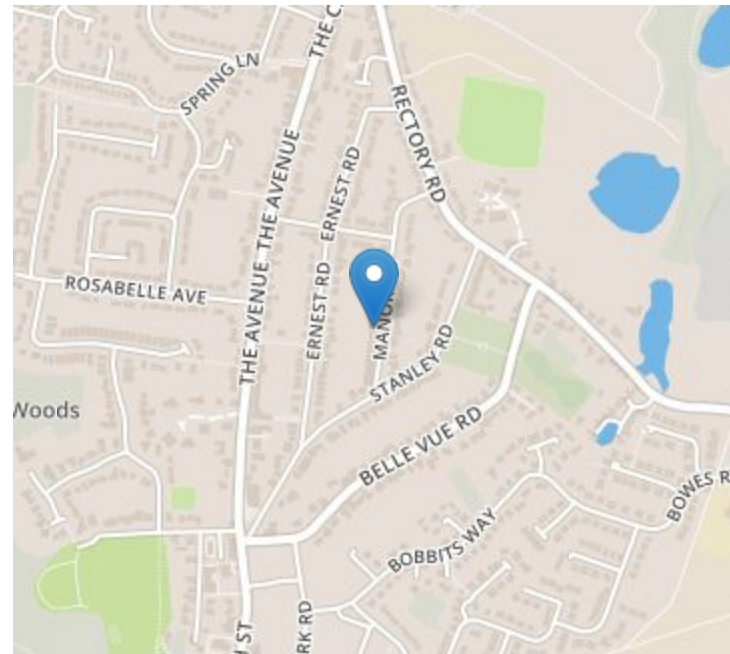
Property Details.

Floorplans

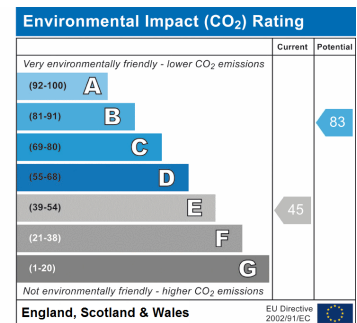
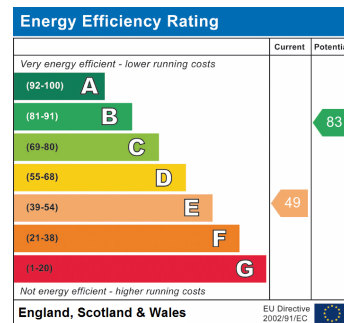


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.