



- Two Bedroom Semi-Detached House
- Open Plan Living Dining Area
- Off Road Parking
- Potential To Extend (STPP)
- Close To Schools And Station
- No Onward Chain

**22a Bobbits Way, Wivenhoe,  
COLCHESTER, Essex. CO7 9NJ.**

A spacious two-bedroom semi-detached house situated in the centre of Wivenhoe. Within walking distance is the train station with frequent direct trains to London Liverpool Street. This highly sought after village with a community feel is home to a range of local shops, amenities, restaurants, pubs and excellent local schools. The beautiful waterfront is also home to the local sailing club and associated gig club. A picturesque trail along the River Colne links the village to the University of Essex and the Colchester town. For further information call us now.





# Property Details.

## Ground Floor

### Porch

2' 6" x 5' 0" (0.76m x 1.52m) Window to front, door to;

### Living/Dining Room



12' 5" x 24' 11" (3.78m x 7.59m) 12 Window to front, sliding patio doors to rear, radiators, stairs up and door to;

### Kitchen



5' 5" x 10' 11" (1.65m x 3.33m) Window to rear, radiator, range of eye and low level fitted units with work surface over space for dish washer, washing machine, fridge and freezer, access to boiler.

## First Floor

### Landing

loft access, airing cupboard and doors to;

### Bedroom one



12' 6" x 8' 11" (3.81m x 2.72m) Window to front, radiator.

### Bedroom Two



10' 9" x 7' 10" (3.28m x 2.39m) Window to rear, radiator, built in wardrobes.

# Property Details.

## Bathroom



Window to side, panelled bath with shower head over, wash hand basin, W/C and radiator.

## Outside

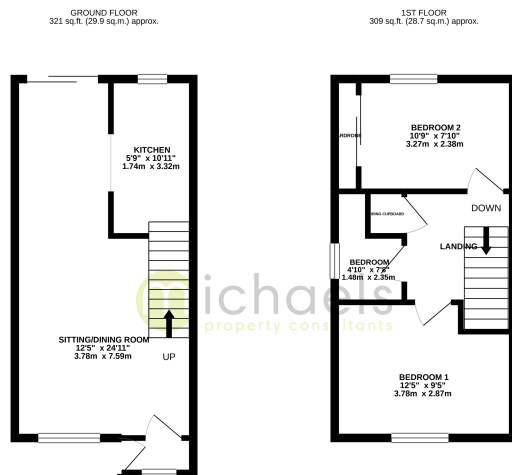
### Garden



The garden has gated side access, is enclosed by fencing and sheltered by mature trees making it a secluded space. Mostly laid to lawn, it has a paved patio area, flowers, shrubs and fruit trees. There is also a good-sized driveway leading to the front porch and to the fenced rear garden.

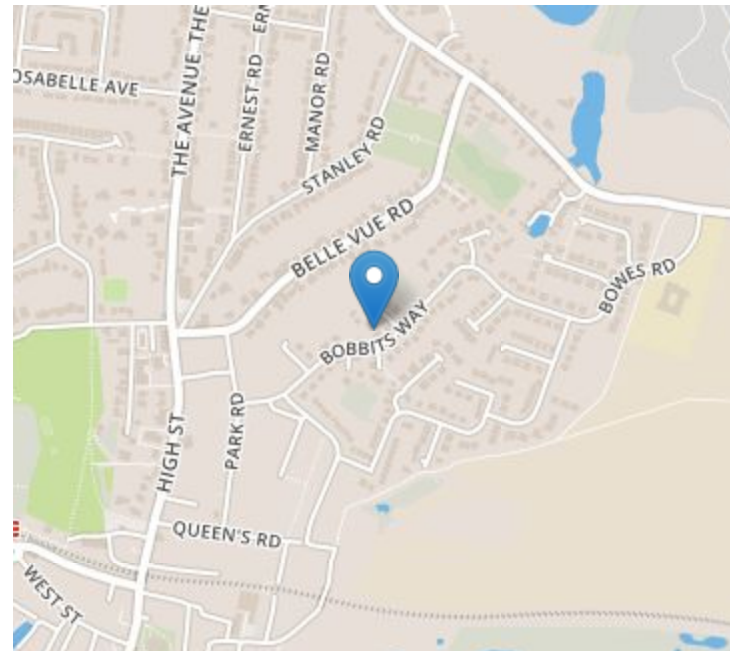
# Property Details.

## Floorplans



TOTAL FLOOR AREA: 632 sq ft (58.6 sq m) approx.  
We warrant only that we have made reasonable enquiries of the relevant authorities. Measurements of areas, volumes, mass and other facts are approximate and no responsibility is taken for any error or omission in this document. This plan is for guidance purposes only and should not be used for any purpose other than that intended. The actual quantity of any material or service is not guaranteed. All measurements are approximate and should be checked and confirmed by your solicitor prior to exchange of contracts.

## 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.