



- Period Cottage
- Close To Waterfront
- Charm & Character
- Two Bedrooms
- Courtyard Garden
- Chain Free Sale

1 Folly Cottage, The Folly, Wivenhoe, Colchester, Essex. CO7 9DB.

Guide Price £280,000 - £300,000. A charming and cosy period cottage nicely tucked away in this secluded spot close to the waterfront, good local pubs and of course the mainline train station with fast links to London Liverpool Street in just over the hour. This wonderful home offers two first floor bedrooms, first floor bathroom, living room, kitchen/diner, entrance hall, courtyard garden and plenty of Wivenhoe character. Offered chain free.



Property Details.

Ground Floor

Entrance Hall

Tiled floor, door to underpass, window to front, cloaks storage space and door to kitchen.

Kitchen



11' 0" x 10' 10" (3.35m x 3.30m) Tiled floor, sash window to front, door to stairwell, storage cupboard, radiator, a range of fitted cupboards with worktops over, inset sink, spaces for appliances.

Living Room



12' 0" x 11' 5" (3.66m x 3.48m) Sash window to rear, radiator, door to underpass, fitted storage cupboards.

First Floor

Landing

Window to side, doors to.

Bedroom One



12' 8" x 10' 9" (3.86m x 3.28m) Sash window to rear with river view, radiator, fireplace, fitted storage.

Bedroom Two



12' 2" x 6' 1" (3.71m x 1.85m) Window to front, radiator.

Property Details.

Bathroom



Obscure window to front, panel bath with mixer tap and shower attachment, close coupled WC, pedestal wash hand basin, radiator, airing cupboard, tiled splashback.

Outside

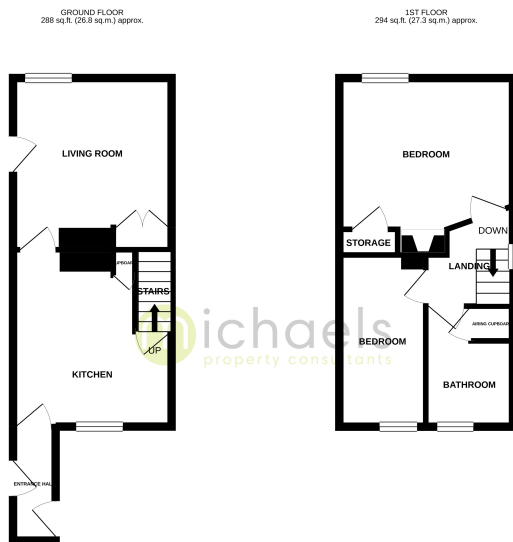
Courtyard Garden



Situated to the front of the property with patio area and various shrubs and plants.

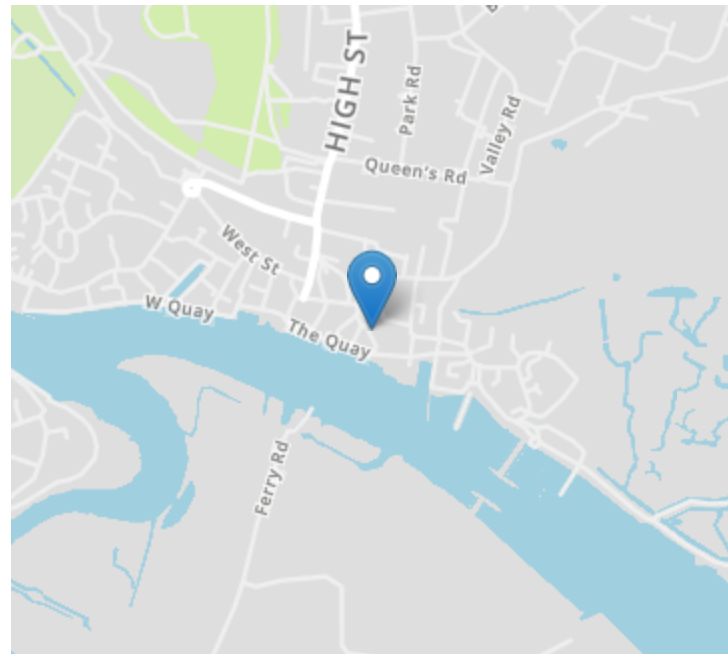
Property Details.

Floorplans

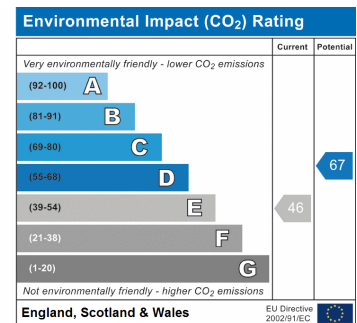
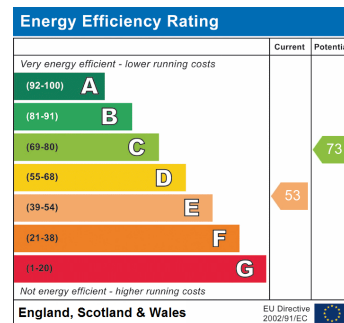


TOTAL FLOOR AREA - 582sq.ft. (54.1 sq.m.) approx.
 While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of all areas, lengths, volumes and so forth have been approximate and are for guidance only. The purchaser should verify all measurements and details of the property and its contents by a professional surveyor. The services, systems and appliances shown have not been tested and no guarantee is made for their operation or condition.

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.