



- Two Double bedrooms
- Off Road Parking
- Generous Garden
- Outbuildings
- Kitchen/Diner
- Central Position

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

Offering excellent accommodation is this established two bedroom 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. This well presented property offers good off road parking, generous garden with outbuildings, kitchen/diner, living room, two first floor bedrooms and family bathroom. Viewing advised.



Property Details.

Ground Floor

Entrance Hall

With stairs to first floor and storage space under, wood effect flooring, radiator and doors to.

Lounge

4.2m x 3.3m (13' 9" x 10' 10") Window to front, radiator, feature fire place.

Kitchen/Diner



5.29m x 3.21 m (17' 4" x 10' 6") Window, door and French doors to rear, wood effect flooring, radiator, a range of fitted units and drawers with worktops over, fitted sink and drainer, fitted oven, hob and extractor, spaces for appliances, tiled splashbacks.

First Floor

Landing

With doors leading to.

Bedroom One



5.29m x 3.19m (17' 4" x 10' 6") Window to front, radiator.

Bedroom Two



3.71 m x 2.81 m (12' 2" x 9' 3") Window to rear, radiator.

Property Details.

Bathroom



Two obscure windows to rear, panel bath with screen and shower over, wall hung wash hand basin, enclosed cistern WC, heated towel rail, tiled walls.

Outside

Parking

Block paved driveway to the front.

Rear Garden



Commencing with patio area and the remainder mainly laid to lawn with various shrubs and plants all enclosed by panel fencing.

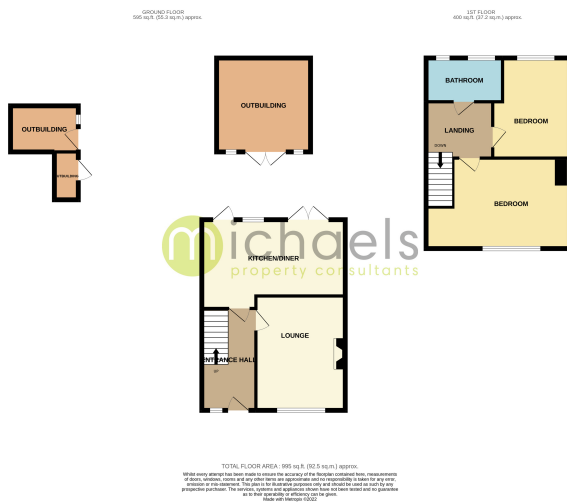
Outbuildings



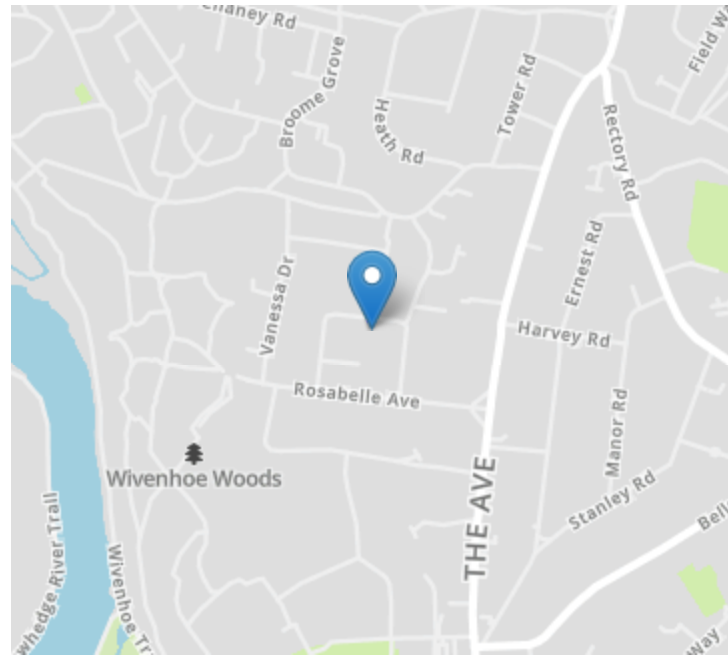
At the end of the garden there is a generous log cabin with power and light connected which could be used for a home office or studio. At the top of the garden there are two brick built sheds with power and light connected.

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.