



- Cottage
- Striking Distance Of Wivenhoe Mainline Station
- Close By To Wivenhoe Quay
- No Onward Chain
- Open Plan Living & Dining Area
- Three Bedrooms
- First Floor Bathroom & Ground WC
- Open Plan Living

7-9 West Street, Wivenhoe, Colchester, Essex. CO7 9DE.

Positioned in Lower Wivenhoe just a second from the waterfront proudly sits this charming cottage offer lots of potential. Situated within walking distance from the mainline station with its fast links to London Liverpool Street and on the doorstep of Wivenhoe's Quayside and excellent local pubs, shops and riverside walks. This period property currently offers three bedrooms, first floor bathroom, large bathroom, open plan living room/ dining room, kitchen/ breakfast room, WC and garden room along with a generous private rear garden. The property requires modernisation throughout. Offered for sale with no onward chain.



Property Details.

Ground Floor

Living Room



20' 1" x 11' 4" (6.12m x 3.45m) Front door, window to front, fireplace, open plan living.

Dining Room



14' 4" x 10' 9" (4.37m x 3.28m) Double glazed window to rear, stairs to first floor.

Kitchen/Breakfast Room



13' 5" x 10' 6" (4.09m x 3.20m) Window to front, range of wall and base units, laminate worktops, radiator, tiled splash back, induction hob, oven, space for fridge/freezer, washing machine, stainless steel sink.

WC

low level WC and wash hand basin.

Garden Room

Windows to rear and side door opening into the garden.

First Floor

Landing

Doors leading to:

Property Details.

Bedroom One



15' 3" x 10' 3" (4.65m x 3.12m) Double glazed window to front, radiator.

Bedroom Two



11' 6" x 10' 2" (3.51m x 3.10m) Double glazed window to rear, radiator.

Bedroom Three

10' 2" x 9' 10" (3.10m x 3.00m) Double glazed window to front, radiator.

Bathroom



Obscure window to rear, radiator, part tiled walls, low level WC, wash hand basin, low level WC, shower encloser.

Outside

Rear Garden



Enclosed by fencing and brick wall, garden shed.

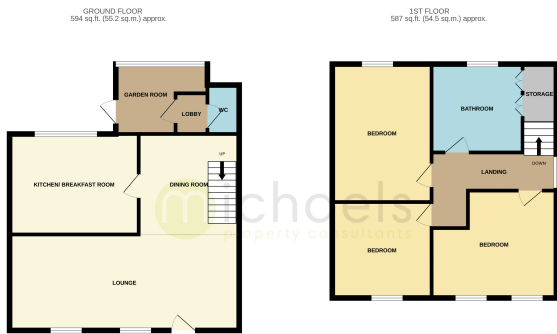
Agent Note

Comments

This property is timber framed

Property Details.

Floorplans



TOTAL FLOOR AREA: 1121 sq ft (103.7 sq m) approx.
While every effort has been made to ensure the accuracy of the floorplan, the measurements of these rooms, walls and divisions are for approximate reference only and should not be relied upon for any other purpose. The plan is to be used as a guide only and should be used in conjunction with the photographs provided. The agent accepts no responsibility for any errors or omissions. Made with Version 10.000

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.