



- Close To Essex University
- Walking Distance Of Railway Station
- Close To Shops And Amenities
- Two Double Bedrooms
- South Facing Garden
- Open Plan Kitchen /Dining Area

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

Centrally positioned in the sought after town of Wivenhoe is this well loved two bedroom terrace house. It offers great accessibility to the town's train station which has fast links back into London Liverpool Street as well as Wivenhoe's array of shops, schools, pubs, Essex University and more. Internally the house offers any owner superb space with some of its main highlights being, open plan kitchen/dining room, separate living room, two double bedrooms on the first floor and family bathroom. Externally the house benefits from a well maintained south facing rear garden. Early viewings are strongly advised.



Property Details.

Ground Floor

Hallway

Radiator, access to under stairs storage and doors to;

Living Room



10' 11" x 14' 2" (3.33m x 4.32m) Window to front, radiator, gas fire place, opening to;

Kitchen/Dining room



17' 3" x 10' 5" (5.26m x 3.17m) Windows to rear, radiator, range of eye and low level fitted units with work surface over, space for fridge and freezer, washing machine, Free standing single oven and hob to remain (STN) inset sink, and single door out to garden.

First Floor

Landing

Access to airing cupboard, loft access and doors to;

Bedroom One



13' 11" x 10' 3" (4.24m x 3.12m) Window to front, radiator, access to built in wardrobes.

Bedroom Two



12' 1" x 11' 11" (3.68m x 3.63m) Window to rear, radiator

Property Details.

Bathroom



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

Outside

Garden

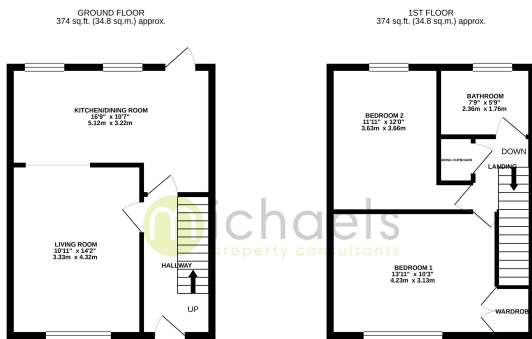


As previously mentioned this property has the benefits of a south facing rear garden. It has been well maintained by its current owners and boasts an array of different plants, bushes and small trees.

To the front of the house there is a small front garden which is block paved. Other owners along the street have applied for a drop curb and turned this space into off road parking.

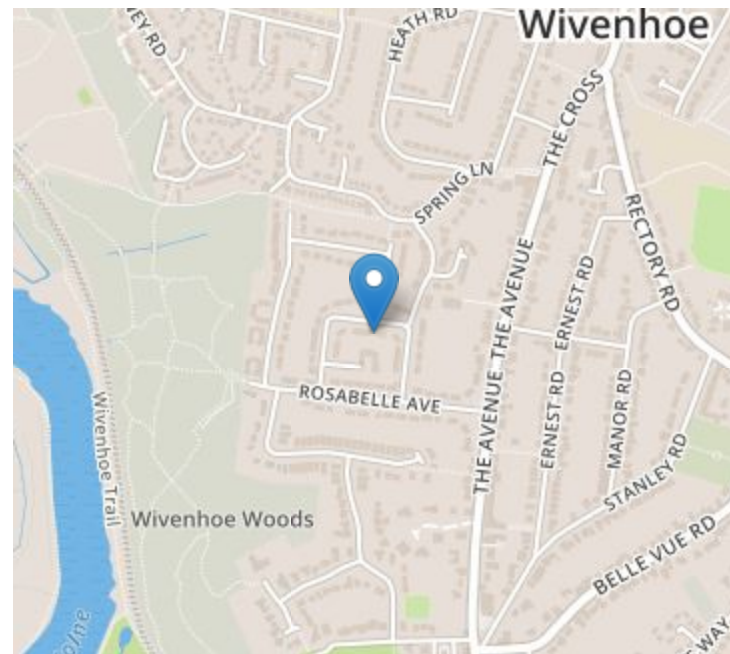
Property Details.

Floorplans



TOTAL FLOOR AREA: 748 sq ft (69.5 sq m) approx.
We do not guarantee the accuracy of the floor plans or measurements. Measurements are taken from the walls and do not include the thickness of walls or any other structural elements. The plans are for information 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.

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.