



- Close To Station
- Chain Free
- Close To Waterfront
- Three Bedrooms
- En-Suite
- Private Garden

### 6 Meridiths Close, Wivenhoe, Colchester, Essex. CO7 9GD.

\*\*Guide Price £365,000-£375,000\*\* Offered for sale with no onward chain is this three bedroom home. Situated in this idyllic position within walking distance to Wivenhoe's mainline train station with fast links to London Liverpool Street in just over the hour, also just a stroll away from the picturesque quayside, waterfront and within walking distance to local amenities. Highlights kitchen/diner, ensuite to the master bedroom, family bathroom & WC, living room, wrap round garden and garage. Viewing highly advised to fully appreciate what this charming property has to offer.



# Property Details.

## Ground Floor

### Entrance Hall

Entrance front door, stairs to first floor and doors to.

### Kitchen/Diner



16' 5" x 9' 10" (5.00m x 3.00m) Double glazed window to front and rear, radiator, fitted kitchen including a range of units and drawers with laminate worktops over, tiled splash back, integrated oven , electric hob and extractor, fridge/freezer, inset sink, washing machine, dishwasher door to lobby and under stairs storage.

### Lobby

Door to garden, radiator.

### Cloakroom



Obscure window to rear, with low level WC, wash hand basin, tiled splashbacks, extractor fan, radiator.

## Lounge



16' 5" x 9' 10" (5.00m x 3.00m) Double glazed windows to front, patio door to rear and radiator.

## First Floor

### Landing

Doors to:

### Bedroom One



12' 8" x 10' 6" (3.86m x 3.20m) Double glazed window front, fitted wardrobe, radiator, door to En-suite.

# Property Details.

## En Suite



Double glazed obscure window to front, part tiled walls, wash hand basin unit, close coupled WC, shower cubicle, ceiling fan.

## Rear Garden



A brilliant wrap round garden mainly laid to lawn and enclosed by walling and fencing with gated side access, and various shrubs and plants.

## Bedroom Two

12' 8" x 10' 3" (3.86m x 3.12m) Double glazed window to front and side, radiator, wardrobe and loft access.

## Bedroom Three

7' 3" x 7' 0" (2.21m x 2.13m) Double glazed window to rear, radiator.

## Family Bathroom



Double glazed window to rear, part tiled walls, panelled bath with shower attachment, close coupled WC, wash hand basin and fitted airing cupboard.

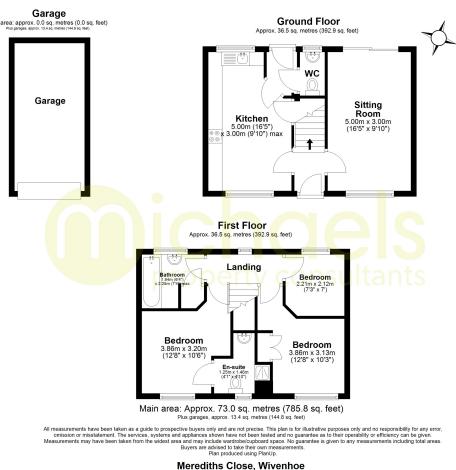
## Outside

### Garage

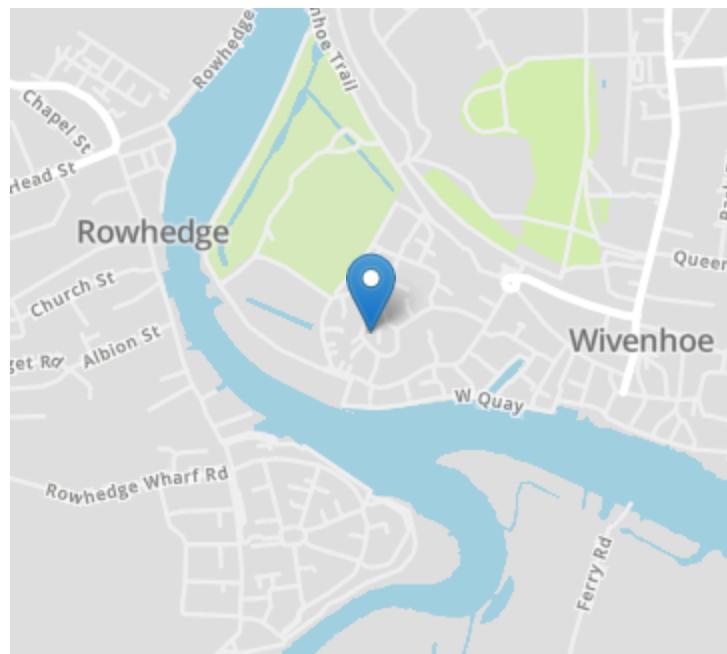
Positioned to the side of the property is a garage En-bloc, the garage offers lighting.

# 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.